



**Black Brick**  
Finding perfect properties

**Flat D, 34 Cranley Gardens, SW7 3DD**

Guide Price £3,450,000 - Leasehold 🏠 2 🛋️ 2 🚗 1

# Key Features

A stunning first floor apartment on one of the most prestigious streets in South Kensington

- Two bedrooms
- Two bathrooms
- First floor
- Newly refurbished
- 1333ft<sup>2</sup>

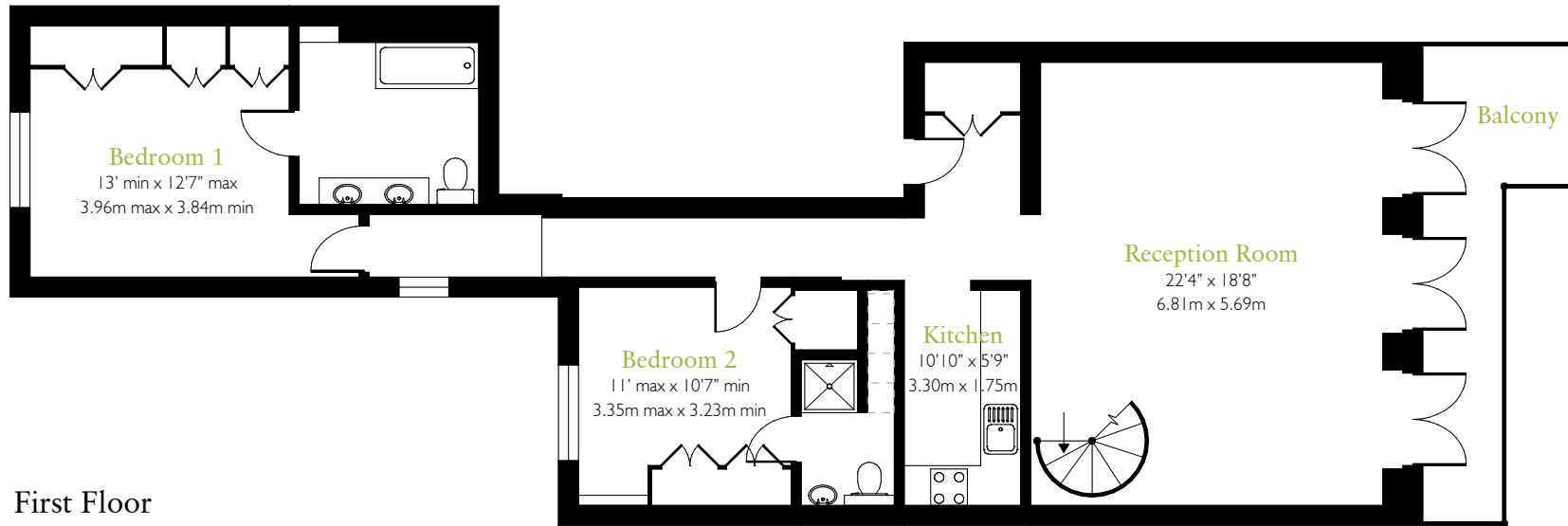
**Tenure:** Leasehold with 125 years remaining

**Service Charge:** £7933.78 per annum (including a contribution to a reserve fund)

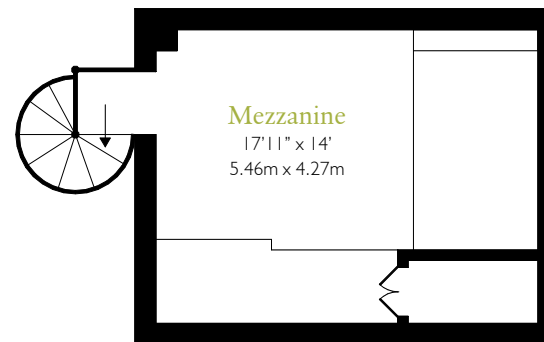


# Floor Plan

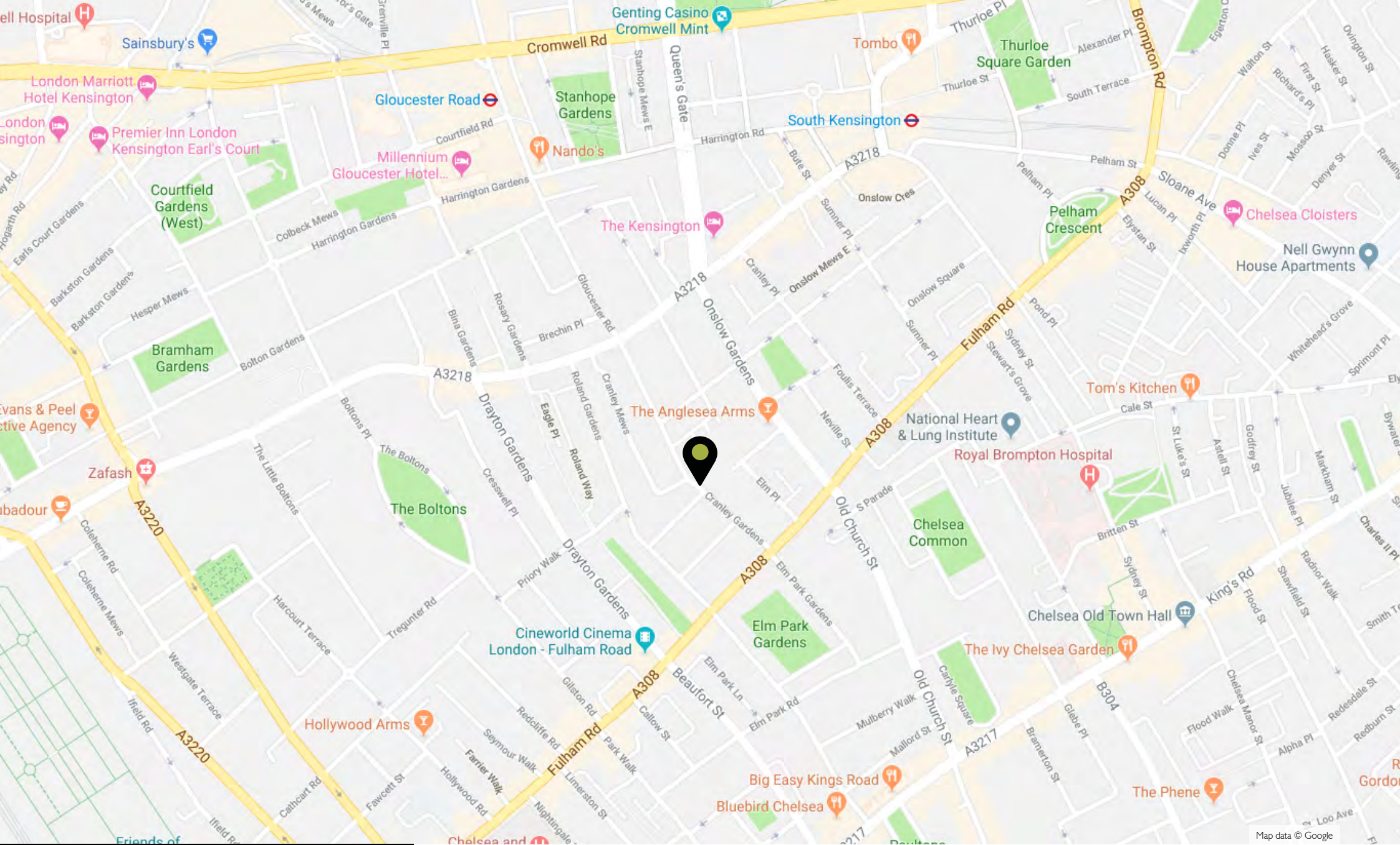
Approx. gross internal area 1333ft<sup>2</sup> / 123.8m<sup>2</sup>



First Floor



All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/ Leasehold status of the property and any fixtures and fittings. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.



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[black-brick.com](http://black-brick.com)

+44 (0) 20 3141 9861

15 Bruton Place, Mayfair  
London W1J 6LU

[info@black-brick.com](mailto:info@black-brick.com)

## Local Area

Cranley Gardens is located between the Fulham Road and Old Brompton Road with their wide range of shops, cafes and restaurants. Hyde Park is a 10 minute walk away.

Local Authority:

Royal Borough of Kensington and Chelsea

Council Tax: £2124.04 p.a.

 Gloucester Road