



Cranley Gardens, SW7

£1,650,000

2 bedroom flat for sale

Description

A well presented third floor, two double bedroom flat with a lift and the advantage of a West-facing roof terrace.

Cranley Gardens is located between Fulham Road and Old Brompton Road therefore is ideally situated close to excellent shops, restaurants and transport facilities of Gloucester Road and South Kensington. Leasehold, plus Share of Freehold.

Service charge: £3,000 approximately per annum.

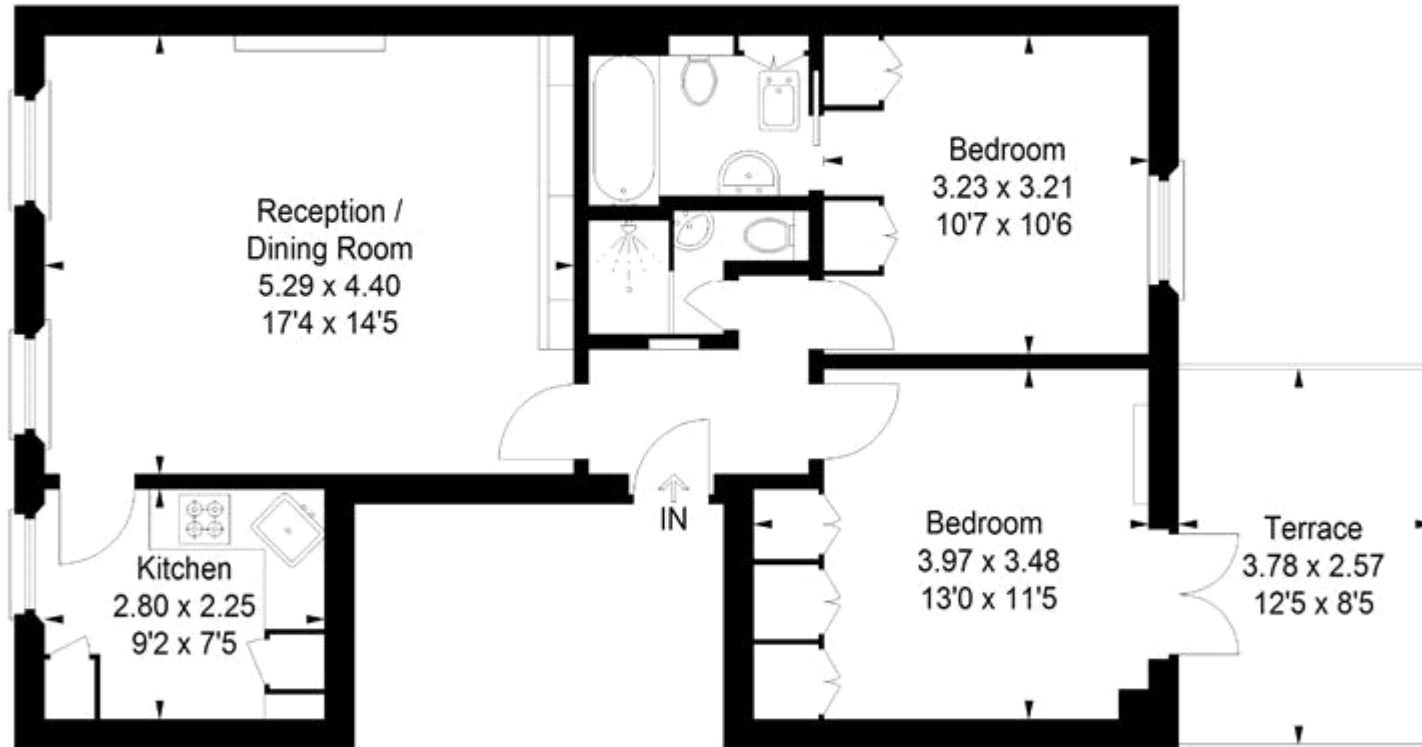
Tenure

Share of Freehold



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Approximate Gross Internal Area
65 sq m / 700 sq ft



Third Floor

FLOORPLANZ © 2014 0845 6344080 Ref 121800

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	61	66
			59
			65
			England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
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