

34B CRANLEY GARDENS  
LONDON SW7



**McKee & Co.**

Kynance Place, London SW7 4QS

**020 7225 1244**

[mckeeandco.com](http://mckeeandco.com)

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Lower Ground Floor

Ground Floor

Approx Gross Internal Area  
103.03 sq. m. - 1,109 sq. ft.



*An absolutely charming and very well presented two double bedroom flat with a fabulous studio style reception room. Benefiting from two wonderful large terraces the flat is very light and exceptionally quiet. Cranley Gardens is one of the most prestigious addresses in South Kensington, ideally situated for all the excellent amenities of Fulham Road and Old Brompton Road.*

Accommodation

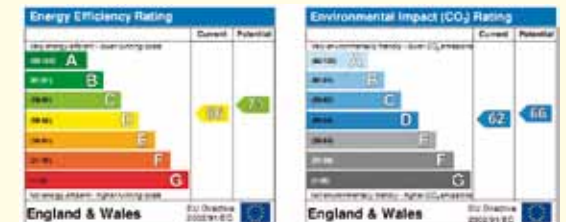
Entrance Hall • Reception Room • Kitchen  
Two Double Bedrooms • Bathroom En-Suite  
Shower Room En-Suite • Cloakroom • Two Terraces

Terms (as advised by the vendor)

Leasehold

Price £1,295,000

Subject to Contract



IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s).
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties in relation to this property.

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