





### Key Features

- Contemporary one bedroom flat
- Light and bright reception area
- Brand new, modern kitchen with high-spec appliances
- Exquisitely-finished throughout with newly-fitted carpet
- Close to Gloucester Road and South Kensington stations

### Description

A contemporary and exquisitely presented one double bedroom apartment set on the fourth floor of this elegant and well maintained period building in the heart of South Kensington. The property has just undergone a complete refurbishment to an excellent standard and comprises a bright and cosy reception room, modern, brand new part open-plan kitchen, featuring high-spec appliances, spacious double bedroom with large fitted wardrobe, and contemporary family shower room. Hot water and heating are included in the rent.

### Situation

Cranley Gardens is conveniently located between the Fulham and Old Brompton Roads with the bars, restaurants and amenities of South Kensington and Gloucester Road within walking distance. The nearest underground stations are Gloucester Road and South Kensington (District, Circle, and Piccadilly Lines) for links to Central London and the City.

### Tenancy Information:

**Tenancy deposit:** At this rent, the cap is five weeks' rent ( ) under the Tenant Fees Act 2019.

**Holding deposit:** Capped at one week's rent (£542.32).

**Tenancy type:** Assured tenancy (under the Renters' Rights Act 2025)

## Terms

**Price:** £542.32 per week

**Furnished/Unfurnished:** Furnished

**Local Authority/Council Tax:** RBKC Band E £2,008.65

**Viewing:** To view call 020 7043 8431

**Parking:** Residents Parking

**Fees:** Tenant Fees: Under the Tenant Fees Act 2019, M2 Property charges no administration fees. Permitted payments are: rent; a refundable tenancy deposit (5 weeks' rent if annual rent is under £50,000; 6 weeks' if £50,000+); a refundable holding deposit (1 week's rent); early termination payments at the tenant's request; tenancy variation fees (capped at £50 unless higher reasonable costs are evidenced); and default fees for late rent or lost keys/security devices. Utilities, council tax, TV licence and communications may also apply where not included in the rent.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| A                                           |                         |           |
| B                                           |                         |           |
| C                                           |                         |           |
| D                                           | 64                      | 64        |
| E                                           |                         |           |
| F                                           |                         |           |
| G                                           |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**EPC Rating: D**

Approximate Gross Internal Area = 34.3 sq m / 369 sq ft

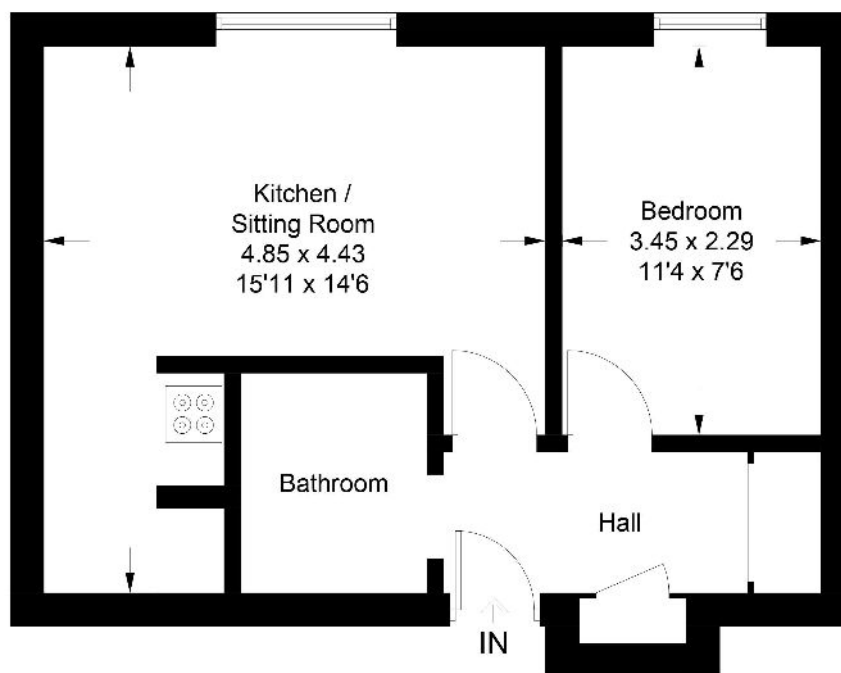
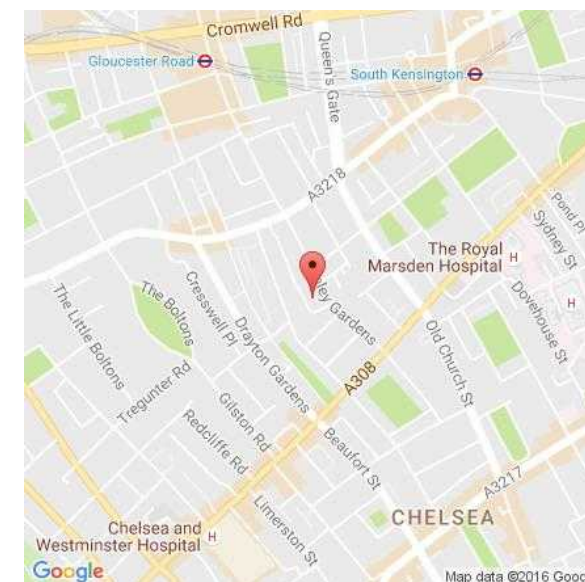


Illustration for identification purposes only, measurements are approximate, not to scale.  
Copyright © M2 Property Limited



Local, on purpose.

**M2 Property | 6 Roland Gardens | South Kensington | London SW7 3PH | T +44 (0)20 7043 8432 E hello@m2property.com W www.m2property.com**

We have prepared these property particulars for the general guidance of intending purchasers or lessees. They are not designed to constitute a part of an offer or contract. For the purpose of the Property Misdescriptions Act 1991 and subsequent amendments, we have taken all reasonable steps to ensure the accuracy of the details contained herein; however, such statements are not to be relied on as a representation of fact and do not constitute any warranty or representation by M2 Property or the Vendors or Lessors. All photographs, measurements, floor plans and distances are given as a guide and should be checked before purchasing furniture, carpets, fixtures or fittings. Intending Purchasers or Lessees should satisfy themselves as to the accuracy of each of the statements contained in these particulars and should rely solely upon their own judgement, inspection and enquiries before entering into any contract. The floor plan, if shown, is intended as a guide to layout only and must not be relied on for any other purpose. It is not to scale. The copyright of all details, photographs and floor plans contained in these property particulars remain exclusive to M2 Property.