



CHATTERTON | REES



27 Malvern Court, London, SW7 3HY

**£2,695,000**

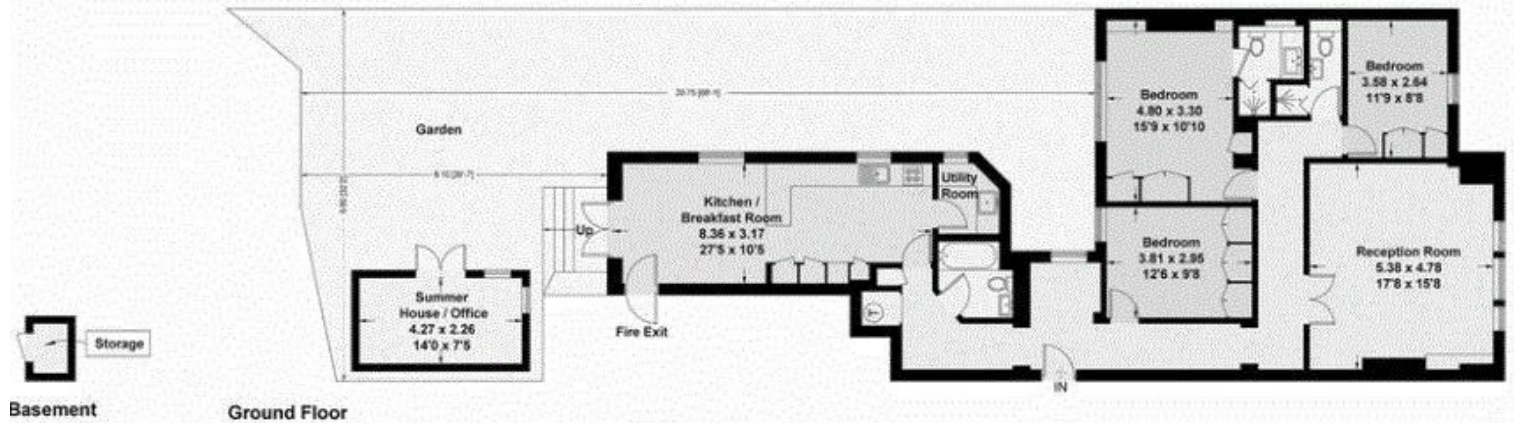
Situated on the ground floor of this mansion block with porter, in the heart of South Kensington, this 3 bedroom, 3 bathroom lateral flat is presented beautiful condition with a substantial landscaped private garden area with summer house. Entered via a portered entrance and recently refurbished common areas, this newly refurbished apartment enjoys an excellent reception room with fireplace, plus a large kitchen with a dining area granting direct access to the private garden. The impressive landscaped private garden benefits from an outbuilding which could be used as a office, art studio or gym. In addition, the 3 bedrooms are well proportioned and served by 3 bathrooms (2 ensuite), all with fitted cupboards.



# Floor Plan

## Malvern Court, Onslow Square, SW7

Approximate Gross Internal Area = 135.0 sq m / 1454 sq ft  
 Summer House / Office / Storage = 10.9 sq m / 118 sq ft  
 Total = 145.9 sq m / 1571 sq ft



## Area Map



## Energy Efficiency Graph

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

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