



CROMWELL ROAD, SW7  
**£1,250,000** LEASEHOLD

**Winkworth**



## CROMWELL ROAD, SW7

**This stylish duplex apartment is arranged over the 6th and 7th floors of the sought-after Point West development and benefits from a private balcony, secure parking, and 24-hour concierge.**

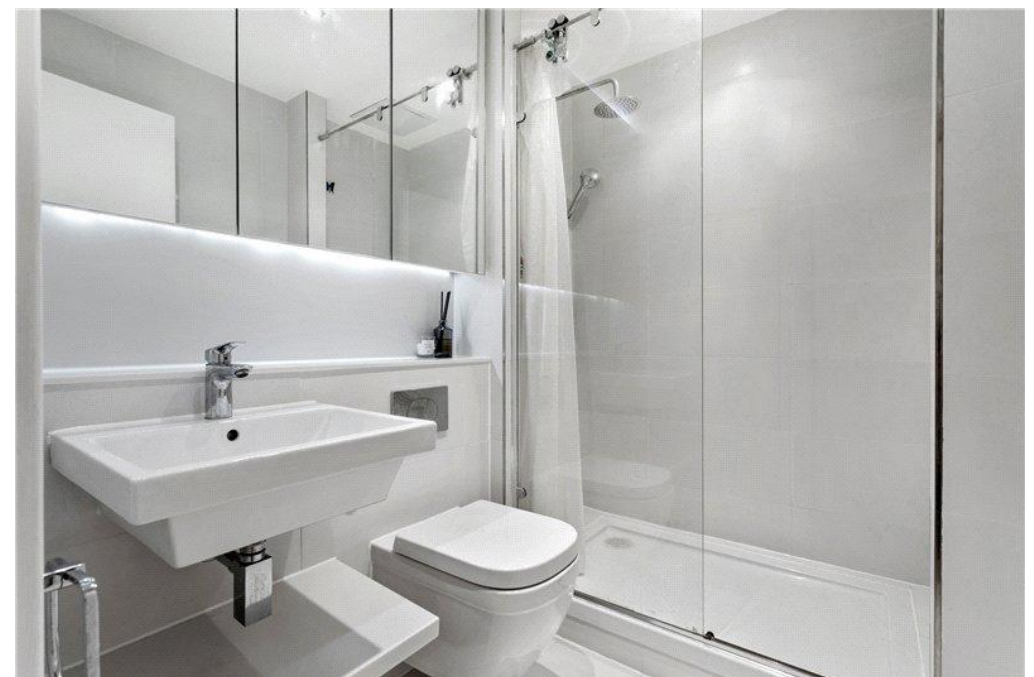
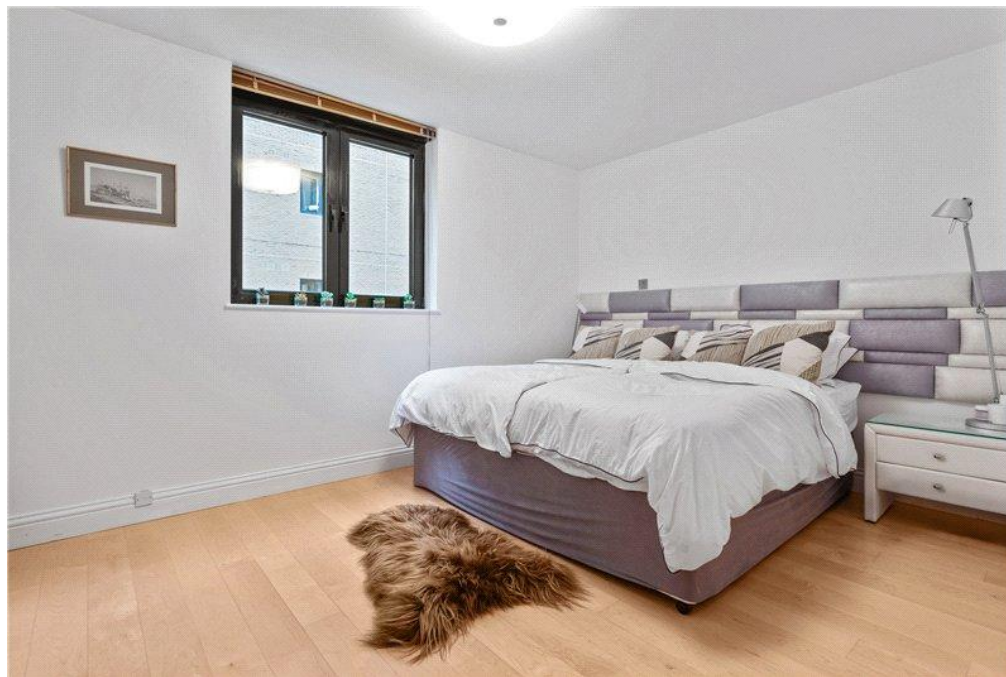
On entry at the 6th floor, a welcoming hallway leads to a generous double bedroom with excellent built-in storage and an en-suite bathroom. Upstairs, the 7th floor provides a further double bedroom with a bathroom and, to the front, a superb reception room bathed in natural light, this impressive space is ideal for both relaxing and entertaining, with sliding doors opening onto a private balcony offering far-reaching views.

## LOCATION

Point West is a modern residential building, superbly located for transport and lifestyle. Gloucester Road Underground Station (Circle, District and Piccadilly lines) is just 0.2 miles away, with easy connections to Heathrow and Central London. A wealth of shops, cafés, bars, and restaurants in South Kensington and the surrounding area are all within easy reach.







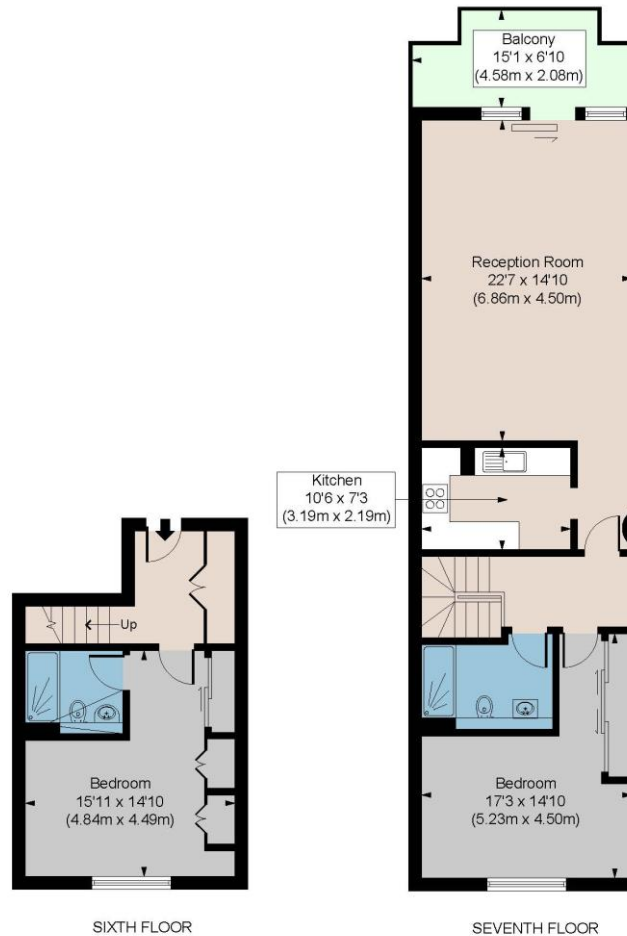
## POINT WEST, CROMWELL ROAD SW7

APPROX. GROSS INTERNAL AREA \*

1103 Ft<sup>2</sup> - 102.48 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CP CREATIVE**  
PROPERTY MARKETING

South Kensington Sales | 020 7373 5052 | southkensington@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

**Winkworth**