

POINT WEST | CROMWELL ROAD | SW7

Winkworth



# 720 Point West, 116 Cromwell Road,

London, SW7 4XH

Encompassing nearly 1,000sq/ft and with wooden floors throughout, this well-maintained property on the seventh floor (with lift) offers a good balance of living space.

The large reception room has ample area for dining and seating, with the additional benefit of a balcony which overlooks the rooftops of Cornwall Gardens and further towards Kensington High Street and Hyde Park.

The kitchen is compact but practical, and the two double bedrooms (one en-suite) offer good built-in storage. The property further benefits from a designated parking space and 24 hour concierge, making it a safe and secure building to live in.



**ASKING PRICE:** £895,000 Subject to Contract

**TENURE:** Leasehold; 226 years remaining

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** £7,220 per annum

**GROUND RENT:** To be confirmed







### **LOCATION:**

Point West is a prominent modern block set back from the Cromwell Road and situated moments from Gloucester Road underground station. Further shops, restaurants and bars are located within easy walking distance, likewise the museums and art galleries synonymous with the area.

**Entrance hall | Two double bedrooms | Two bathrooms (one en-suite) | Kitchen | Reception room | Balcony | Underground parking | Concierge**

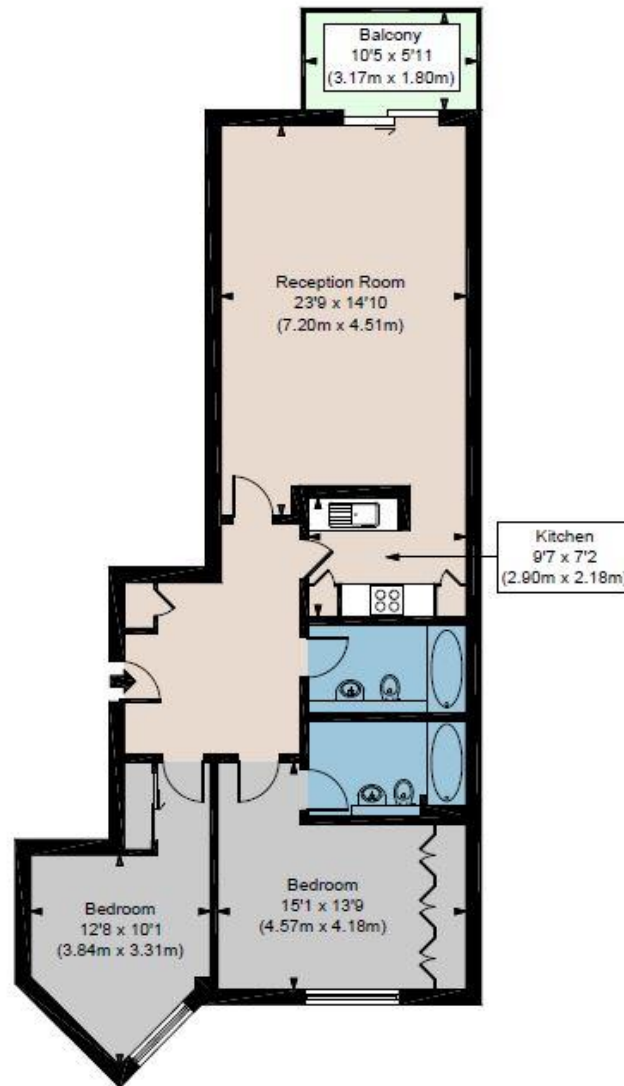


# POINT WEST, CROMWELL ROAD SW7

APPROX. GROSS INTERNAL AREA \*  
985 Ft<sup>2</sup> - 91.53 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



SEVENTH FLOOR

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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 82                      | 84        |
| (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 |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

**Winkworth**

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

See things differently