



## Point West, Cromwell Road, South Kensington, London, SW7

£825 per week\* / £3,575 per month – Furnished or Part Furnished

A well presented two-bedroom, two-bathroom apartment situated on the second floor of a sought-after building in South Kensington.

2 Bedrooms | 1 Reception Room | 2 Bathrooms | Private Terrace | Balcony | Second Floor Flat | Lift | 24hr Concierge | Underground Parking | 1,006 sq ft approx. | EPC: C

APPLICANT FEES MAY BE APPLICABLE  
DEPOSIT OF 5 WEEKS' RENT  
HOLDING DEPOSIT OF 1 WEEK'S RENT

**Winkworth**



## DESCRIPTION

This spacious property benefits from a private terrace and the rare advantage of a 24hr concierge in the building.

The apartment features two well-proportioned double bedrooms served by two modern bathrooms, creating an ideal layout for easy living. The bright reception room leads onto the private terrace, perfect for al fresco dining and outdoor entertaining.

Located moments from Gloucester Road Underground station (Circle, District and Piccadilly lines), the property enjoys excellent transport links while being surrounded by the area's renowned restaurants, cafes, and boutiques.



## ACCOMMODATION

2 Bedrooms, 1 Reception Room, 2 Bathrooms, Private Terrace, Balcony, Second Floor Flat, Lift, 24hr Concierge, Underground Parking, Furnished or Part Furnished, 1,006 sq ft approx.

## COUNCIL TAX BAND

Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



# Point West, SW7

## APPROXIMATE GROSS INTERNAL AREA

1006 Ft <sup>2</sup> - 93.43 M <sup>2</sup>

**COMPLIANT WITH 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.

Key :

CH - Ceiling Height



**Winkworth**

*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.*

*\*Please note, the rent cannot be paid on a weekly basis*

South Kensington Lettings | 020 7370 6767 | [lettings.southken@winkworth.co.uk](mailto:lettings.southken@winkworth.co.uk)

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

for every step...

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.