



## Point West, London, SW7

£625,000 *Leasehold*



A well presented two-bedroom, two-bathroom apartment situated on the second floor of a sought-after building in South Kensington. This exceptional property benefits from a private terrace and the rare advantage of a secure underground parking space - a particularly coveted feature in this central London location.

### KEY FEATURES

- Two Bedrooms
- Two Bathrooms
- Second Floor
- Private Terrace
- 24 Hours Concierge
- Chain Free



**South Kensington Sales**

020 7373 5052 | [southkensington@winkworth.co.uk](mailto:southkensington@winkworth.co.uk)

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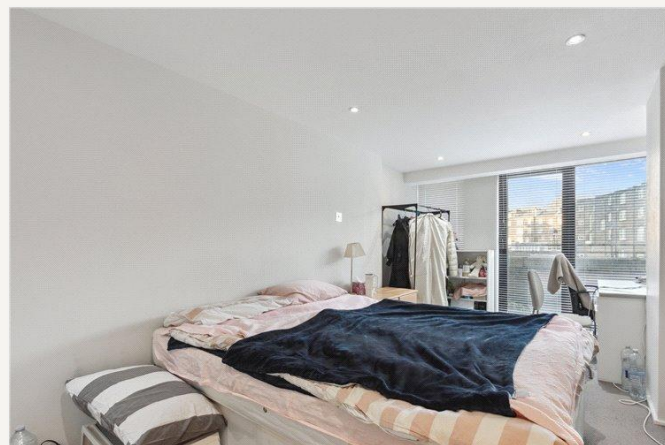
for every step...

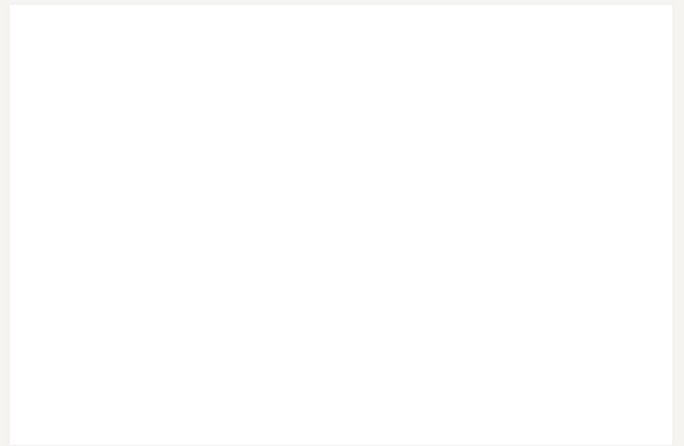




The apartment features two well-proportioned double bedrooms served by two modern bathrooms, creating an ideal layout for easy living. The bright reception room leads onto the private terrace, perfect for al fresco dining and outdoor entertaining.

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. The world-class museums and cultural attractions of South Kensington are all within easy walking distance.





MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 100 year and 4 months  
**Service Charge:** £12500 per annum  
**Ground Rent:** £ 1050 Annually (subject to increase)  
**Council Tax Band:** G  
**EPC rating:** C



## Point West, SW7

APPROXIMATE GROSS INTERNAL AREA

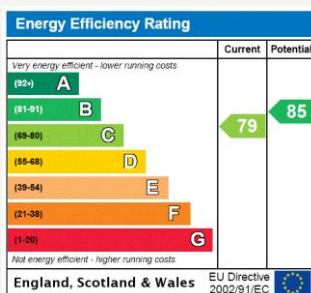
1006 Ft<sup>2</sup> - 93.43 M<sup>2</sup>

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.

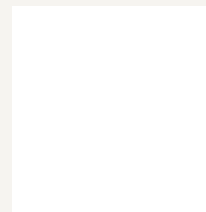
Key :  
CH - Ceiling Height



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<https://www.winkworth.co.uk/sale/property/SKN250012>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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