

POINT WEST | CROMWELL ROAD | SW7

Winkworth



223 Point West, 116 Cromwell Road,

London, SW7 4XA

Situated on the second floor (with a lift), and accessible via a smart lobby with a front desk and concierge, this larger than average lateral apartment offers an excellent balance of space.

Accommodation is comprised of two large double bedrooms with built in storage (one en-suite) and a further large bathroom, semi open-plan kitchen and a large 23ft wide South facing reception room with double doors leading out onto the very large terrace. With a private underground parking included in the sale, this property offers exceptional security and convenience in the heart of Central London.

ASKING PRICE: £845,000 Subject to Contract

TENURE: Leasehold; 226 years remaining

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £7157 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 walk distance, likewise the museums and art galleries synonymous with the area.

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

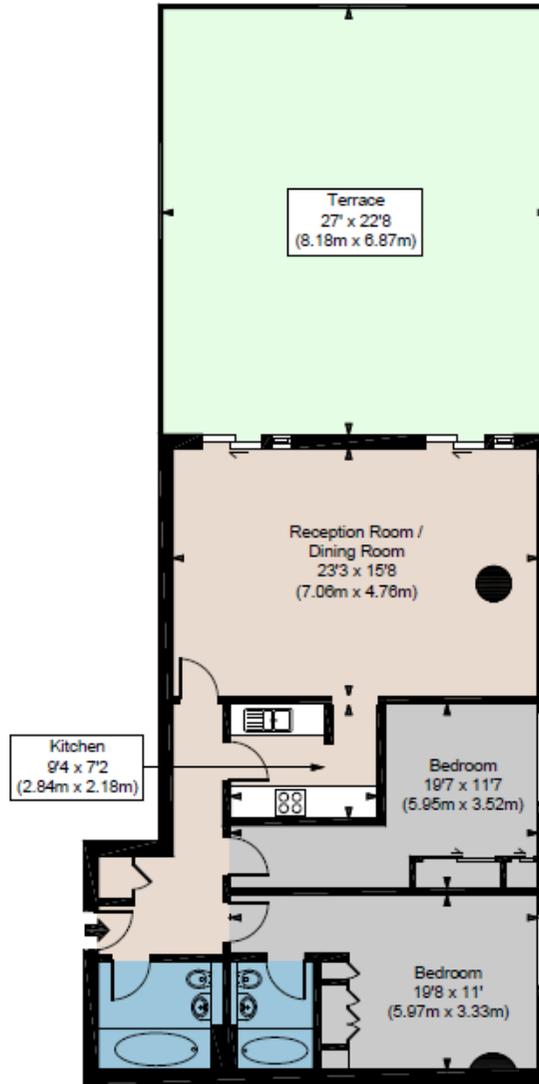
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL AREA *
971 Ft² - 90.19 M²

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



SECOND 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.



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

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