



Cromwell Road, Kensington, London, SW7

£825,000

VIDEO VIEWING: A well presented and spacious two bedroom apartment set on the fifth floor with lift of a well-maintained building .

This wonderful flat boasts 936 square feet of a well-arranged accommodation with the benefit of a wealth of natural light throughout.

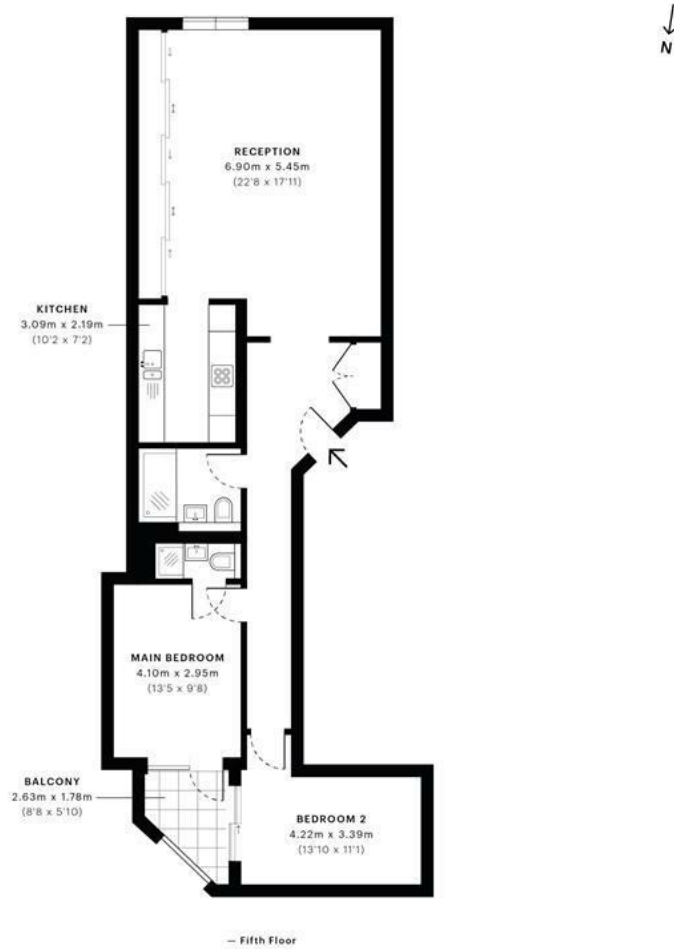
The property benefits from an impressive reception room with wooden floors, two good size bedroom, a modern family bathroom and a private balcony . parking space

Point West is a popular 24 hr portered development situated close to excellent amenities and transport links.

It benefits from an adjacent Sainsbury's and a Harbour Health & Fitness Centre and is just a few minutes' walk to Gloucester Road and Earl's Court Underground Stations (Piccadilly, Circle and District lines).

Tenure : Leasehold
Service Charge : TBC

- Two Double Bedrooms
- Two Bathrooms (one being ensuite)
- Large Kitchen with integrated appliances
- Long lease
- Private Balcony
- 24 Hour Concierge
- Parking Space
- Great transport links



GROSS INTERNAL AREA (GIA)
The footprint of the property
87.00 sqm / 936.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
82.91 sqm / 892.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.42 sqm / 36.81 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 90.62 sqm / 975.43 sqft
IPMS 3C RESIDENTIAL 87.01 sqm / 936.57 sqft

spec id: 5f61d271ad6e8a0da4255005

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		77	77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply