



Cromwell Road, South Kensington, SW7 4XE

Guide Price £625,000 Leasehold

Introducing Cromwell Road...

Located on the fifth floor of a highly desirable building, this contemporary apartment offers a luxurious living experience with 24-hour concierge service and lift access. Ideally situated just moments from Gloucester Road station



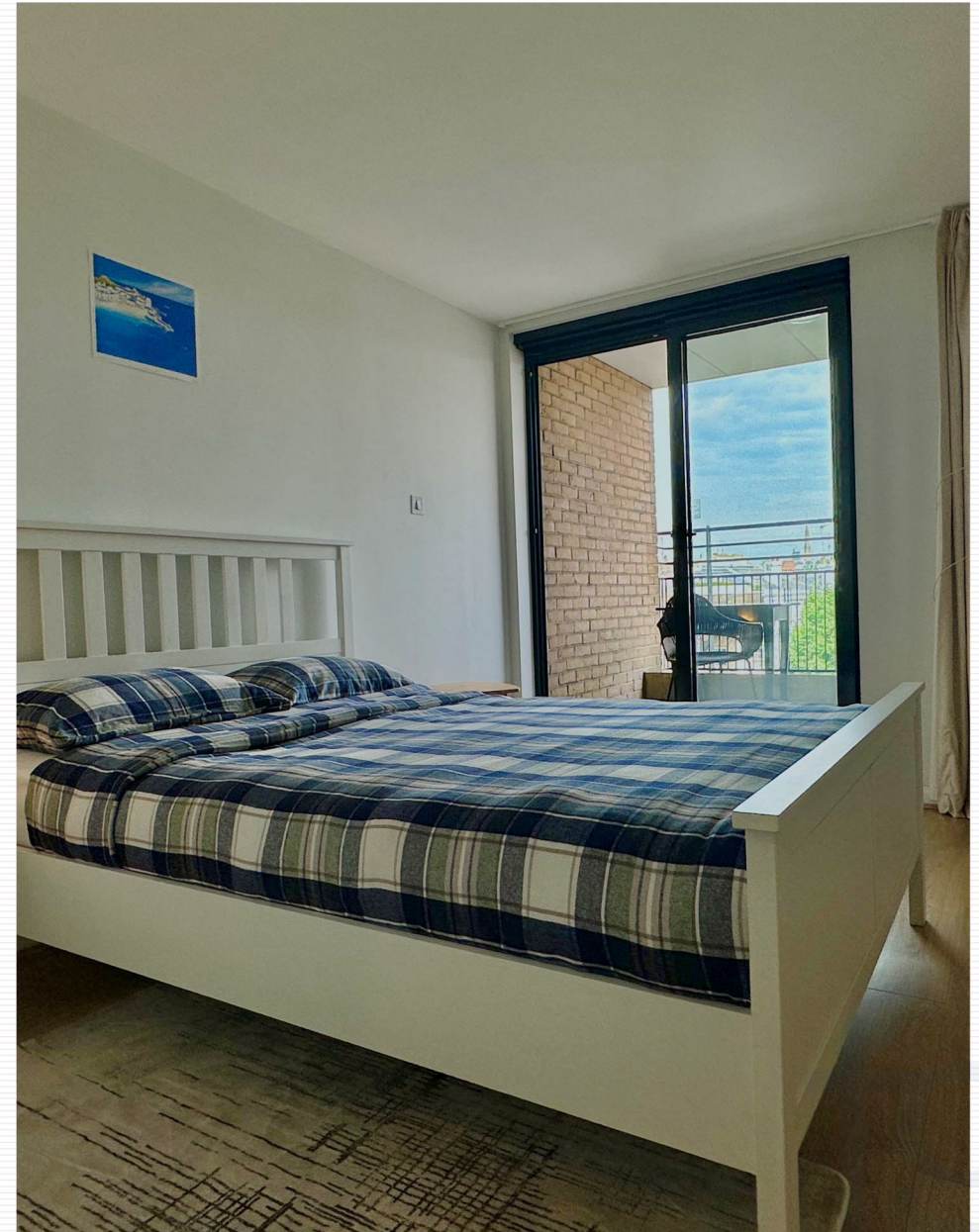
Welcome to South Kensington...

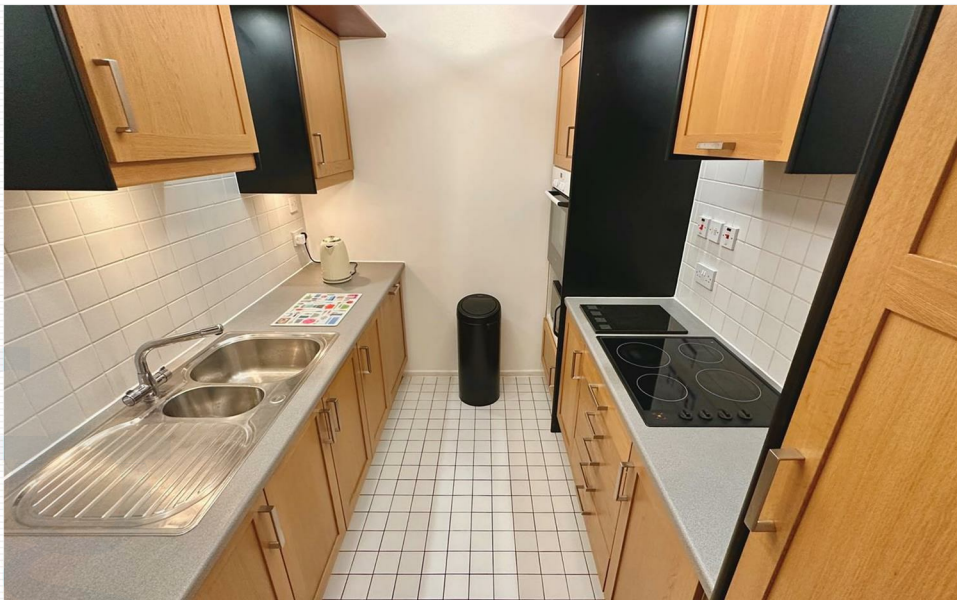
Point West is a modern, centrally located building offering easy access to local shops and transport links. Excellent public transport connections, including direct access to Heathrow via the Piccadilly Line, making commuting and international travel effortless.



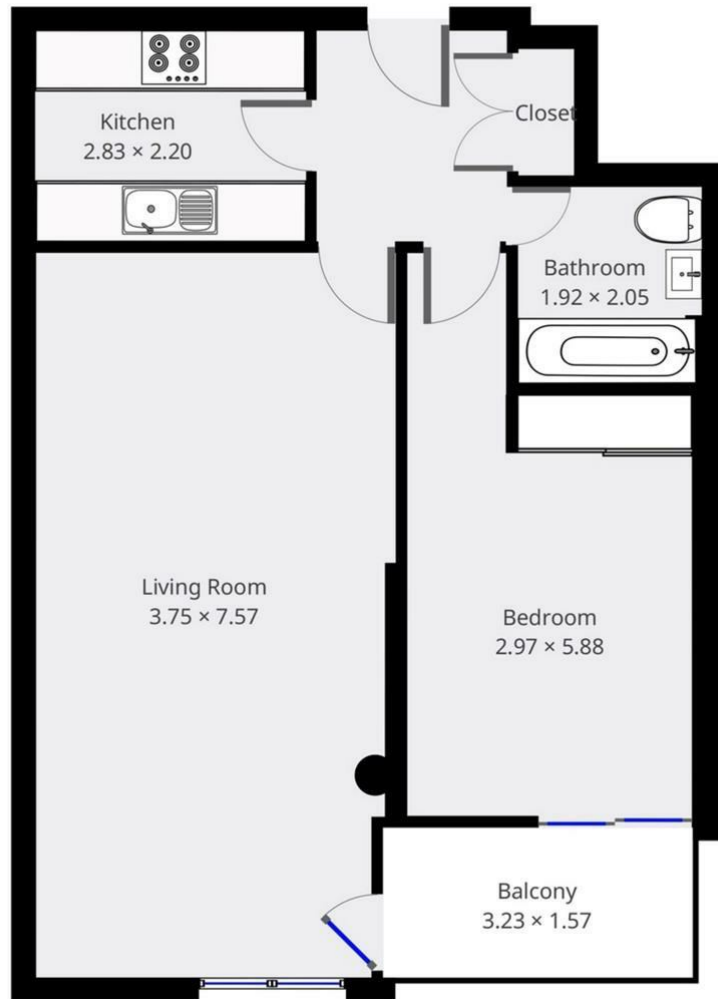
- **Generous Double Bedroom**
- **Large Reception Room**
- **Separate Kitchen**
- **Family Bathroom**
- **5th Floor Apartment With Lift Access**
- **Private Balcony**
- **Available With No Onward Chain**
- **Ideal For Gloucester Road Station**
- **Council Tax Band F**

Cromwell Road





Total Area = 767.3 Sq Ft / 70.4 Sq M
5th Floor



Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

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