

Offers in excess of: £375,000





**■** Studio

☐ 1 Bathroom (s) ☐ Leasehold

A larger than average studio apartment located on the 3rd floor of a modern mansion block in Point West.

The apartment spans approximately 499 square feet of living space and features a spacious living area with access to a large south-west facing balcony, a separate kitchen, bathroom and a hallway that gives the property a one bedroom apartment feel. Additional benefits include a 24-hour concierge service, lift access and a security management team.

Point West is conveniently located near excellent restaurants, shops and transport facilities offered by South Kensington (Circle, District, and Piccadilly lines) and Knightsbridge. The green open spaces of Hyde Park are also nearby.











### **Property Features:**

- Studio Apartment
- South-West Facing Balcony
- 3rd Floor
- 499 Square Feet (Approx.)
- 24h Concierge & Lift
- Gloucester Road Station (0.2 miles)
- Earls Court Station (0.4 miles)
- High Street Kensington Station (0.4 miles)



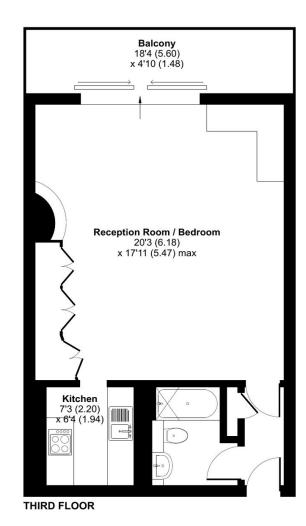






#### Cromwell Road, London, SW7

Approximate Area = 499 sq ft / 46.3 sq m
For identification only - Not to scale



**Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92+)B (81-91) 81 79 (69-80) (55-68) (39-54)F (21-38)G Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales



#### **Terms & Conditions:**

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess £37

£375,000

of:

Tenure: Leasehold

Expires 03/05/2126

Approximately 101 Years Remaining

**Ground Rent:** £600.00 (per annum)

to March 2025

Service Charge: £3,650.00 (per annum)

to March 2025

Anticipated Rent: £2,500.00 pcm

Approx. 8 % Yield

### **Viewings:**

All viewings are by appointment only through our Kensington Office.

Our reference: KEN240203

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