



Point West, Cromwell Road, Kensington, SW7

Offers in excess of: £375,000

 Benham
& Reeves

Point West Cromwell Road, Kensington, SW7

 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)



Point West Cromwell Road, Kensington, SW7



Cromwell Road, London, SW7

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



THIRD FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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	

Terms & Conditions:

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

Offers in excess of: £375,000

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

T: 020 7938 3522

E: kensington.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

