



191, Cromwell Road

London, SW5 0SE

Large four bedroom, four bathroom split-level maisonette with private south facing garden

A large, grand and stunning flexible four bedroom, four bathroom maisonette with a 43ft private south facing garden.

Upon entering on the ground floor, the apartment comprises of an elegant drawing room with 3.82m ceilings, huge bay window and original cornicing and features. Down the hallway you then have a dining room which can be used as the fourth bedroom with access to a family bathroom. At the rear you then have a large eat in Kitchen with doors leading down onto the garden.

From the hallway heading downstairs, you are greeted with three double bedrooms, three bathrooms, Study and utility room. The front bedroom and bathroom can be separated from the house and used as a self-contained flat should someone want to divide the area.

The property is a short walk from Earls Court tube station (District and Piccadilly lines) and Gloucester Road tube station (District, Piccadilly and Circle lines) and is conveniently located for the many bars, restaurants and other amenities of the Earls Court Road, Gloucester Road and High Street Kensington and with easy access to residents parking (in front of the property overnight).

Asking Price: £2,499,950 Subject to Contract

Tenure: Leasehold (141yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: G

Service Charge: approx. £7,000pa





Split-Level | South facing garden | four bedrooms | four bathrooms

CROMWELL ROAD SW5

APPROX. GROSS INTERNAL AREA *
2305 Ft² - 214.14 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



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.

CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	65	
(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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