



47, Cromwell Road

London, SW7 2ED

In need of modernisation, An Impressive large one bedroom, second floor apartment with views over the Natural History Museum with scope to create an additional bedroom.

This impressive one bedroom, second floor apartment offers high ceilings, large windows flooding the property with lots of natural light and a wealth of internal space.

Comprising of a large en-suite bedroom with built in storage, en-suite bathroom with spa bath and separate shower, separate kitchen and a spacious reception room with a view of the world famous Natural History Museum. There is scope to convert into an impressive two bedroom flat and can be changed to suit the new purchasers layout.

The property has a stunning view of the Natural History Museum, one of the most iconic landmarks in London. It is also well located for all of the many excellent restaurants, shops and transport facilities that South Kensington and Knightsbridge have to offer. The green open spaces of Hyde Park are also nearby. Imperial College London, Royal College of Music and Lycee francais can all be found in a moments walk.

Asking Price: £1,100,000 Subject to Contract

Tenure: Share of Freehold (986yrs remaining)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: Band G

Service Charge: £5,490pa

Ground Rent: Peppercorn





Share of Freehold | In need of modernisation | large One Bedroom | Prime Location | Lift

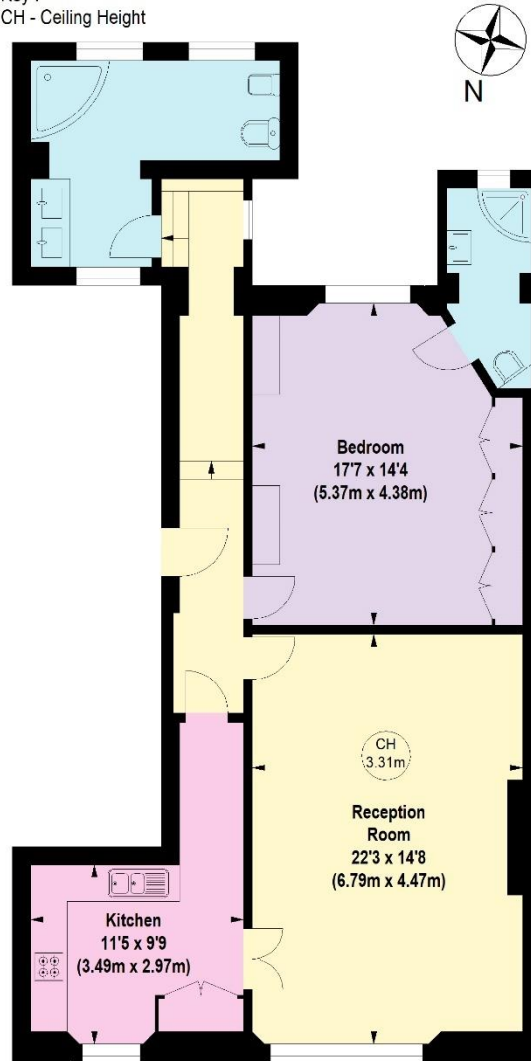
CROMWELL ROAD, SW7

APPROXIMATE GROSS INTERNAL AREA

986 Ft² - 91.60 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.

Key :
 CH - Ceiling Height



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SECOND FLOOR

| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC  | |

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