Point West

David Lloyd
CLUBS
KENSINGTON

Point West
Drop Off Area
Authorised Access Only

713 Point West, Cromwell Road

London SW7

A well-proportioned two bedroom flat in this ever popular portered block. Accessed via a fully staffed front desk, and subsequent lift, this seventh floor property offers sensibly laid out living space that features a large double aspect reception room with direct access onto the balcony, bathroom, fully equipped kitchen and two good sized double bedrooms. This property would make an excellent pied-a-terre or investment to an incoming purchaser.
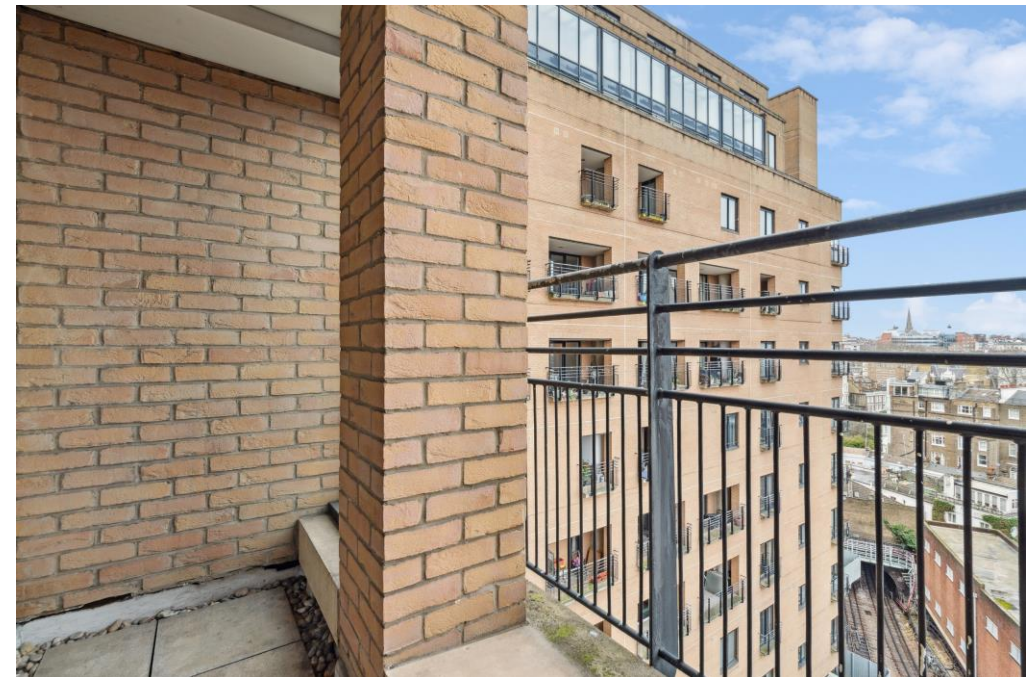
ASKING PRICE: £625,000 Subject to Contract

TENURE: Leasehold

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

SERVICE CHARGE: £8,824 per annum

GROUND RENT: To be confirmed

The property also benefits from a secure underground parking space.
Located close to popular attractions like the Victoria and Albert Museum and the Natural History Museum. The area is well-connected by public transport, with both Gloucester road & South Kensington tube station offering access to the District, Circle, and Piccadilly lines.
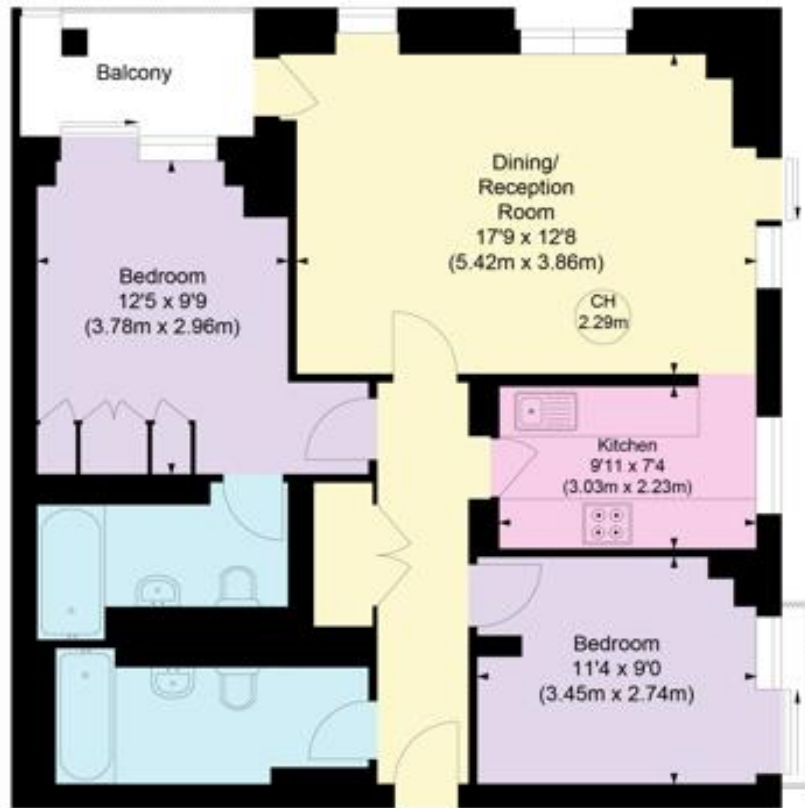
POINT WEST, SW7

APPROXIMATE GROSS INTERNAL AREA
766 Ft² - 71.21 M²

COMPLIANT WITH 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.

Key :
CH - Ceiling Height

Balcony

Bedroom
12'5 x 9'9
(3.78m x 2.96m)

Dining/
Reception
Room
17'9 x 12'8
(5.42m x 3.86m)

CH
2.29m

Kitchen
9'11 x 7'4
(3.03m x 2.23m)

Bedroom
11'4 x 9'0
(3.45m x 2.74m)

SEVENTH FLOOR

Winkworth

Score	Energy rating		Current	Potential
92+	A			
81-91	B			84 B
69-80	C		77 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate

Winkworth

South Kensington Sales | 020 7373 5052
southkensington@winkworth.co.uk

See things differently