



Point West, Cromwell Road, Kensington, SW7

Asking Price: £575,000

 Benham
& Reeves

Point West, Cromwell Road, Kensington, SW7

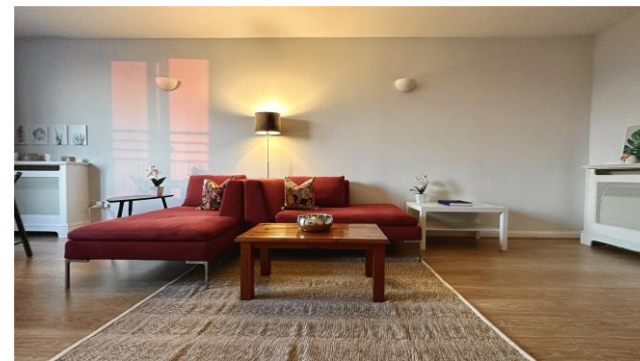
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A generously sized one bedroom apartment, situated on the 5th floor of a modern mansion block in Point West.

Spanning approximately 766 square feet, the property offers a bright and spacious living area with access to a west-facing balcony, a separate fully fitted kitchen, and a double bedroom with fitted wardrobes, which also opens onto the balcony. Additional features include a contemporary bathroom and a large hallway with a utility cupboard.

Residents benefit from a 24-hour concierge service, lift access, and on-site security management.

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.

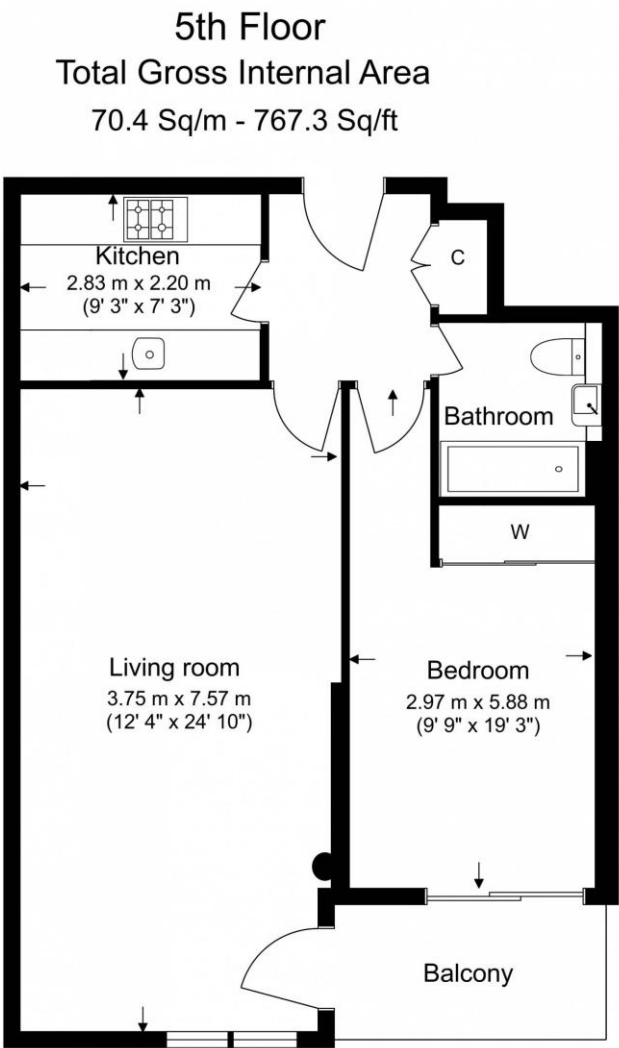




Property Features:

- One Bedroom
- One Bathroom
- West-Facing Balcony
- 5th Floor
- 766 Square Feet (approximately)
- 24-Hour Concierge & Lift
- Gloucester Road Station (0.2 miles)
- Earls Court Station (0.4 miles)
- High Street Kensington Station (0.4 miles)





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Terms & Conditions:

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

Asking Price:	£575,000
Tenure:	Leasehold Expires 03/05/2126 Approximately 100 Years Remaining
Ground Rent:	£800.00 (per annum) for the year 2025
Service Charge:	£8,803.52 (per annum) for the year 2025
Anticipated Rent:	£2,500.00 pcm Approx. 5.2% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN250036

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