



214 Point West, 116 Cromwell Road, London, SW7 4XA

£495,000 Leasehold

A large and spacious studio flat on the second floor (lift) in highly regarded Point West.

**Winkworth**

## DESCRIPTION

The apartment extends to an impressive 431sq/ft (40sq/m) of living space and features a bathroom, separate kitchen and 19' long studio room. The property is to be sold on a long lease and would make (in our opinion) an ideal pied a terre or rental investment.

## LOCATION

Point West is a large and popular residential block located just off the Cromwell Road which benefits 24 hour portorage and access to the David Lloyd gym. Point West is also ideally located for the amenities, shopping and transport links of Gloucester Road and the Cromwell Road/A4

## ACCOMMODATION

Studio room | Bathroom | Kitchen | 24 hour portorage | Lift

## LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

## TENURE

Leasehold

## COUNCIL TAX BAND

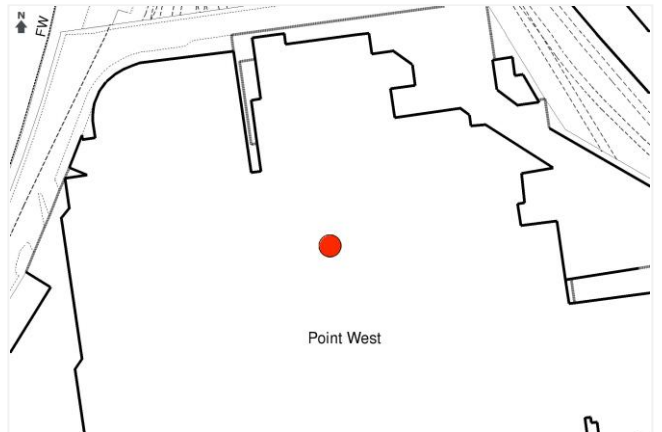
Band D

## SERVICE CHARGE

To Be Confirmed

## GROUND RENT

To Be Confirmed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	83
(69-80)	C		
(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	

# 214 POINT WEST SW7

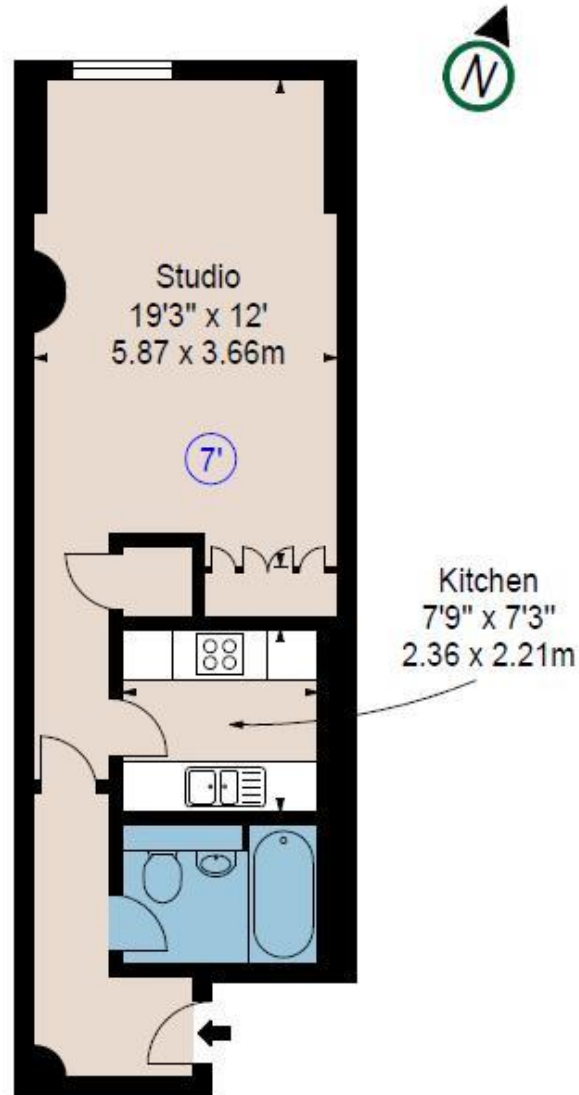
Approx. Gross Internal Area \*

431 Ft<sup>2</sup> - 40.04 M<sup>2</sup>

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



Second Floor



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*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.*

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