

**Cromwell Road  
London  
SW7 4XB**

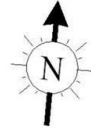
£3,700

**ChaseBuchanan**

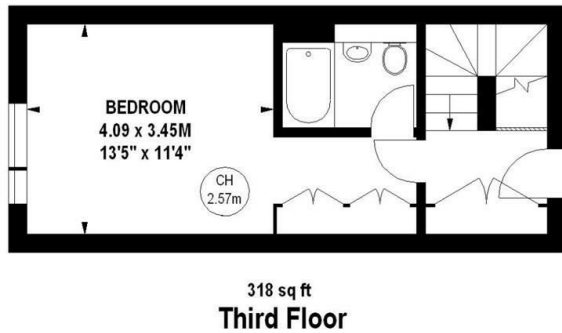


## Point West, SW7

Approximate gross internal area  
918 sq ft / 85.28 sq m



Key :  
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- Viewings Accompanied By Chase Buchanan
- Private Balcony
- 24 Hour Concierge
- Walking Distance to Gloucester Road Tube
- Third Floor
- Two Double Bedrooms
- Two Bathrooms
- Underground Secure Parking
- Split-Level
- EPC B

Modern two-bedroom, two-bathroom apartment in a prestigious 24-hour portered building with a lift.

Split-level layout with separate fitted kitchen, spacious dining/living area, and access to a private balcony. Modern bathroom and an ensuite to the master bedroom.

There is also access to an additional patio terrace through the master bedroom. Features include wooden floors throughout, ample storage, washer dryer, dishwasher, and fridge/freezer. Prime location near shopping center and Gloucester Road tube station.

Viewings Highly Recommended.

For more information or to book a viewing, please contact:

020 8758 1755

**ChaseBuchanan**

7 Odeon Parade, 480 London Road, Isleworth, Middlesex, TW7 4DE

Energy Efficiency Rating	Current	Desired
Very energy efficient - lower running costs 100-120 kWh/m <sup>2</sup> /year A		
81-100 kWh/m <sup>2</sup> /year B		
61-80 kWh/m <sup>2</sup> /year C		
41-60 kWh/m <sup>2</sup> /year D		
21-40 kWh/m <sup>2</sup> /year E		
1-20 kWh/m <sup>2</sup> /year F		
0-20 kWh/m <sup>2</sup> /year G		
	81	83

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions 10-15 g/kWh A		
16-20 g/kWh B		
21-25 g/kWh C		
26-30 g/kWh D		
31-35 g/kWh E		
36-40 g/kWh F		
41-45 g/kWh G		

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.