

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

Cromwell Crescent, Earls Court, SW5 9QN

TO RENT £3,000



95 High Street Wimbledon SW19  
020 8016 9700  
wvlettings@fullergilbert.co.uk

Fuller Gilbert  
& Company Est. 2001

[www.fullergilbert.co.uk](http://www.fullergilbert.co.uk)

38 - 40 Gloucester Road SW7  
020 7581 0154  
sklettings@fullergilbert.co.uk

for  
rent

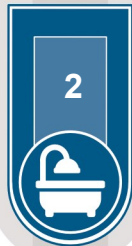
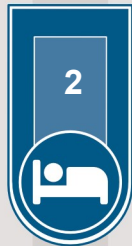
Fuller Gilbert  
& Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management





THE LOCATION



THE PROPERTY

A bright and spacious (approximately 815 sq ft) two double bedroom, two bathroom flat situated on the 2nd floor of this period conversion. The property has wood floors throughout and has excellent storage whilst both bedrooms are quietly located to the rear of the building. Cromwell Crescent is located close to the A4 making it an easy commute in and out of London whilst Earl's Court and Kensington High Street have the nearest tube stations and amenities. Council Tax Band: F.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.