



## **Point West, 116 Cromwell Road, London, SW7 4XJ**

**£550 Per Week**

ONE OF THE LARGEST STUDIOS IN THE POINT WEST DEVELOPMENT SET OVER 510 SQ FEET AND DESIGNED WITH SEPERATE KITCHEN AND DESIGNATED LIVING, SLEEPING AND DINING AREAS

The apartment faces the rear of the building away from the main road and comprises a spacious dining area, separate fully fitted kitchen, bright lounge with access to a balcony and the bedroom area.

The building houses a Harbour Club fitness centre with facilities including an indoor swimming pool (membership required) as well as Pure Sports Medicine. The property is located moments away from Gloucester Road Station (District, Circle & Piccadilly lines) and the amenities and shops of South Kensington.

Sainsbury's and Waitrose are nearby and it is also in close proximity to the fine educational establishments in the area such as Imperial College and the Royal College of Music.

Further benefits include 24 hour concierge.

COMES FURNISHED. AVAILABLE FROM 05.08.2024

- 510 SQ FT STUDIO SUITE
- SEPARATE KITCHEN
- GLOUCESTER ROAD STATION
- AVAILABLE FROM 05.08.2024
- SOUTH KENSINGTON
- LOUNGE & DINING AREAS
- 24 HOUR CONCIERGE
- BALCONY
- ONE OF THE LARGEST STUDIOS
- HARBOUR CLUB



HARBOUR CLUB



PRIVATE TERRACE



SEPARATE KITCHEN



STUDIO SUITE DINING AREA



STUDIO SUITE LIVING AREA



**Point West, 116 Cromwell Road, London, SW7 4XJ**



**STUDIO SUITE SLEEPING AREA**



**VIEW FROM TERRACE**



**STUDIO SUITE SLEEPING AREA**



**BUILDING ENTRANCE**

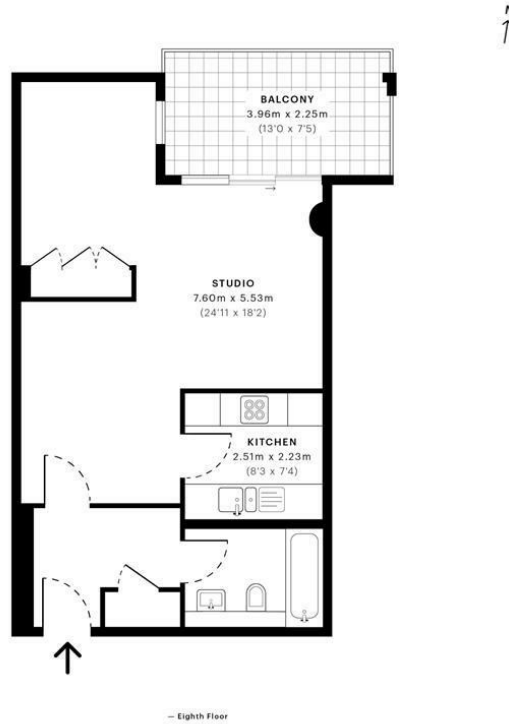


**BATHROOM**



**SEPARATE KITCHEN**





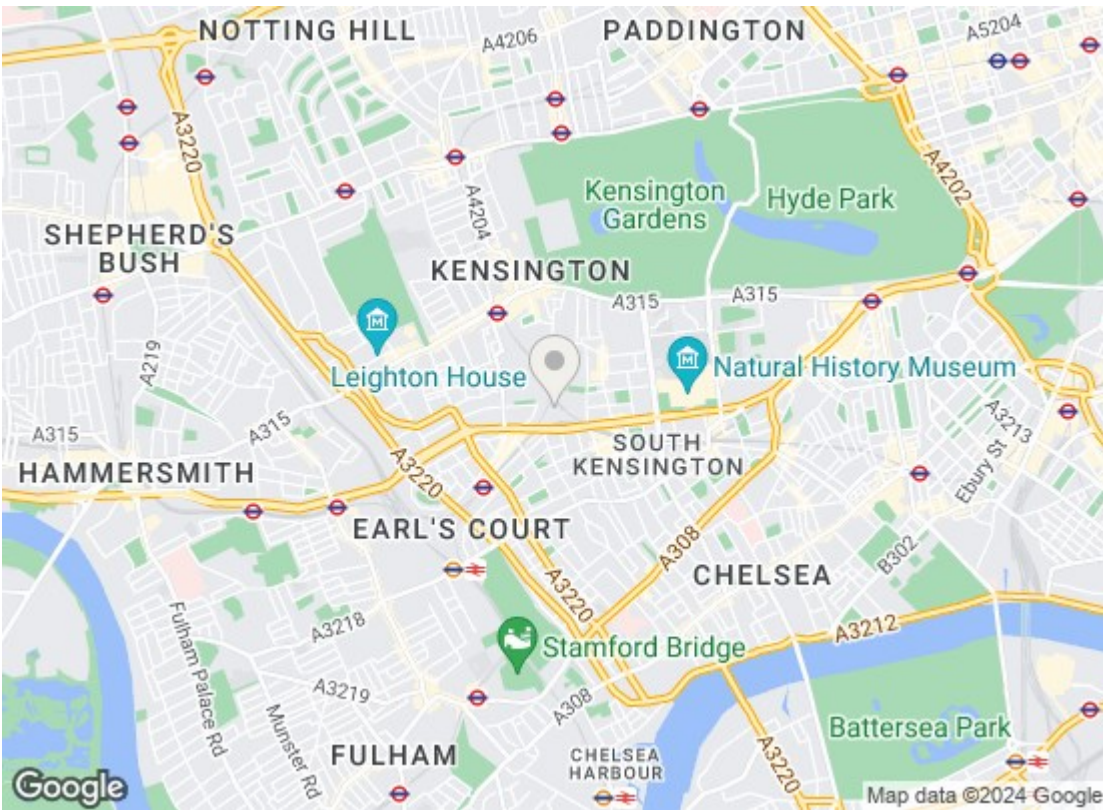
<p><b>GROSS INTERNAL MEASUREMENTS</b> The footprint of the property 47.40 sqm / 510.21 sqft</p>	<p><b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes measurements restricted head height 45.07 sqm / 485.53 sqft</p>	<p><b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc. 8.58 sqm / 92.35 sqft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 0.00 sqm / 0.00 sqft</p>
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS Certified Property Measurer

IPMS residential: 55.98 sqm / 602.56 sqft  
IPMS commercial: 53.65 sqm / 577.48 sqft

spec 60d9f8f5c5d6790de01d8654



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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.