



**CROMWELL ROAD LONDON SW7**  
*£495 PER WEEK AVAILABLE NOW*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Cromwell Road London SW7

**£495 Per Week  
Furnished**

 **1 Bathroom**  
 **1 Reception**

## Features

- Concierge, - Built in storage, - Separate kitchen, - Furnished

## Council Tax

Council Tax Band D

## Hamptons

8 Hornton Street  
Kensington, London, W8 4NW  
020 7937 9372  
KensingtonLettings@hamptons.co.uk  
www.hamptons.co.uk

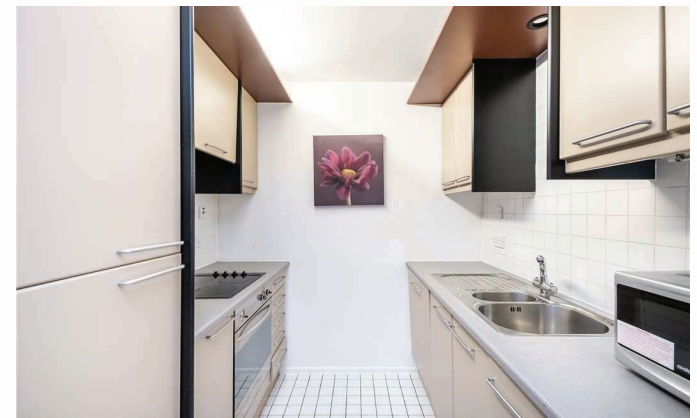
# { WELL PRESENTED STUDIO APARTMENT LOCATED ON THE 5TH FLOOR.

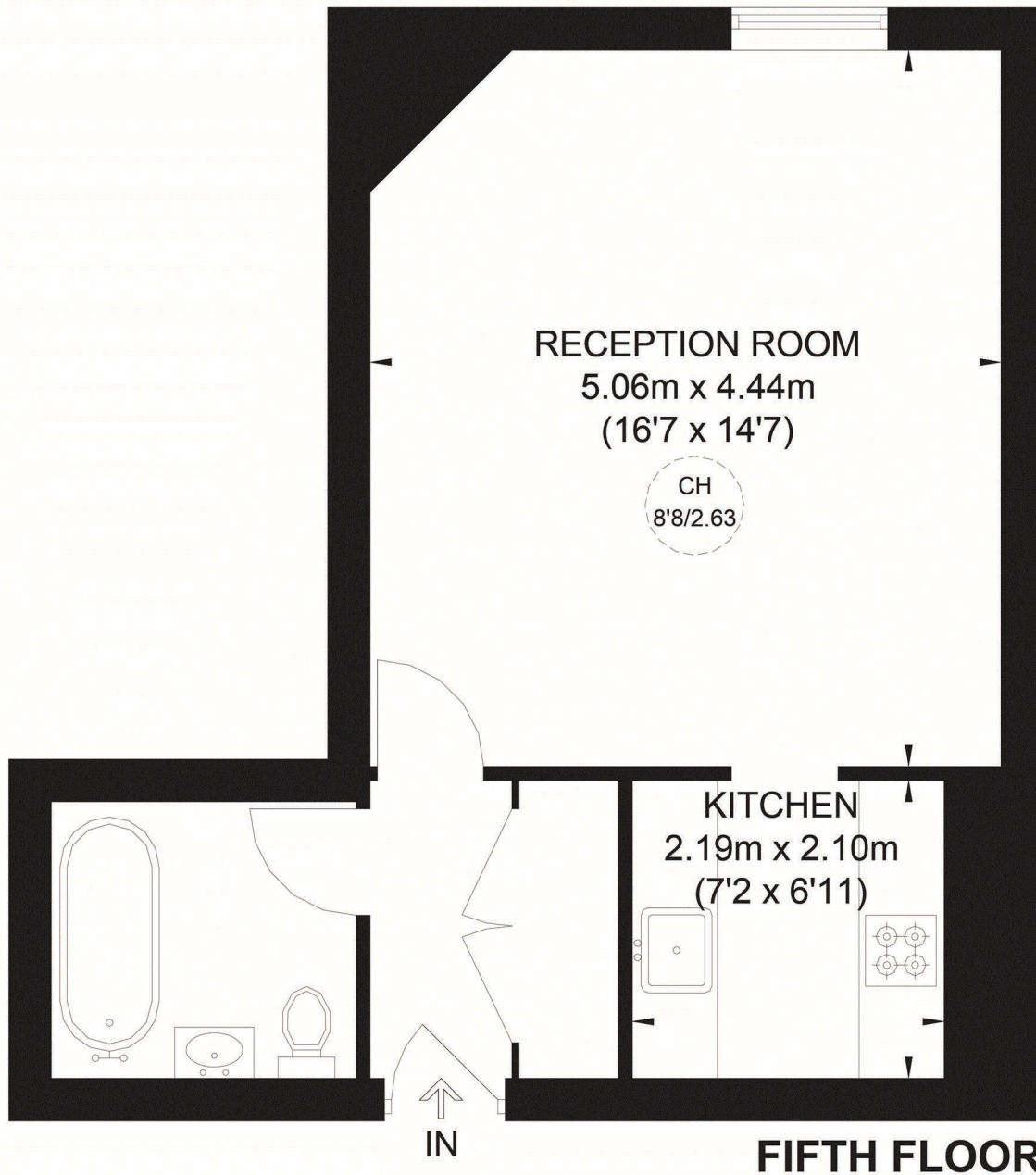
## The Property

Naturally bright and well-proportioned studio apartment located on the 5th floor of a popular modern development. The property is offered furnished. Benefits from a concierge and access to the Harbour Club fitness centre with swimming pool - membership by separate negotiation.

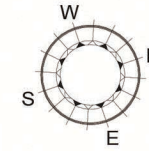
## Location

Centrally located in South Kensington, this area contains many of London's finest restaurants, shops, art galleries and hotels. Knightsbridge and South Kensington are also famed for Hyde Park where you can walk, run, go horse riding or boating on the large Serpentine Lake. In addition, the area is considered by many as London's cultural centrepiece, with The Natural History Museum, The Victoria and Albert Museum and The Royal Albert Hall close by. Needless to say the location is moments away from the varied transport links and Underground Stations of Gloucester Road and South Kensington.





# POINT WEST



APPROXIMATE GROSS INTERNAL AREA  
FIFTH FLOOR  
396 SQ. FT. (36.8 SQ. M.)

= CEILING HEIGHT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID702104)

### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| 92-100                   | A |         |           |
| 81-91                    | B | 82      | 82        |
| 69-80                    | C |         |           |
| 55-68                    | D |         |           |
| 49-54                    | E |         |           |
| 45-48                    | F |         |           |
| 35-44                    | G |         |           |

England & Wales EU Directive 2002/91/EC



Awaiting Photograph