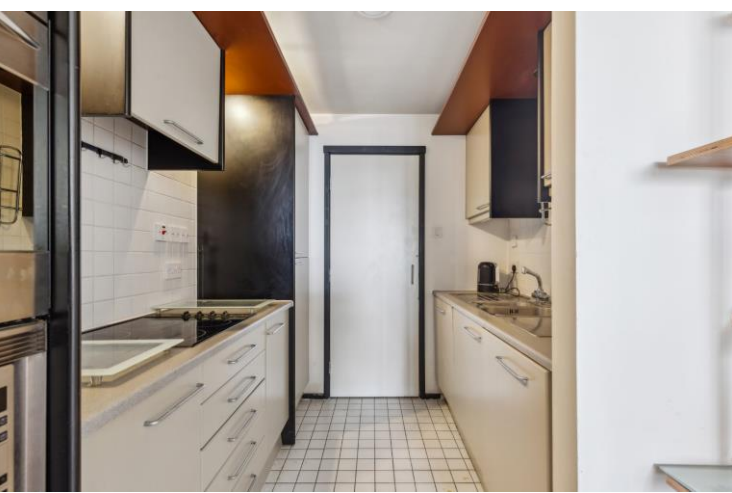




Point West  
116 Cromwell Road, SW7

CHESTERTONS









A spacious one-bedroom apartment on the sixth floor of a portered development. Benefiting from off street parking and balcony.

Situated on the sixth floor of a well-maintained, purpose-built block with a porter, this generously sized one-bedroom apartment offers bright and airy living spaces. The property features a spacious reception area that opens onto a large west-facing balcony, perfect for enjoying the afternoon sun.

Point West is a highly sought-after development, ideally located near the vibrant shops, cafés, and amenities of Gloucester Road and South Kensington. With excellent transport links and easy access to the A4, this apartment combines convenience with modern city living. The property is also sold with the added benefit of an underground parking space.

- Lift
- 24 security
- balcony
- off street parking

Asking Price £650,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
69-80 C	80	82
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Leasehold 222  
**Service Charge:** £9472 per annum  
**Ground Rent:** £300 with reviews  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G

*Chestertons South Kensington Sales*

44-48 Old Brompton Road  
 London  
 SW7 3DY

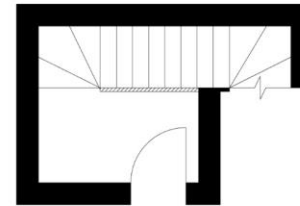
southkensington@chestertons.co.uk  
 020 7589 1234  
 chestertons.co.uk



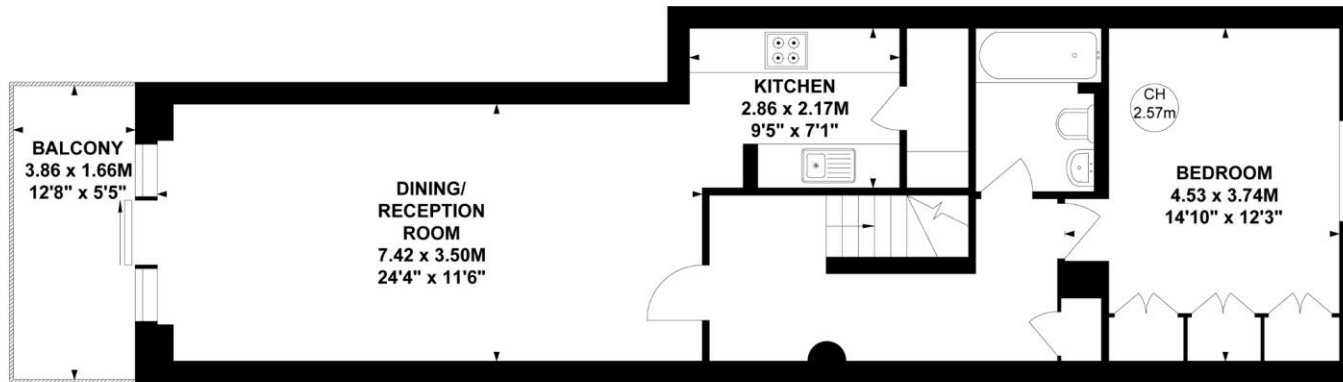
## Point West, SW7

Approximate gross internal area  
70.94 sq m / 763 sq ft

Key :  
CH - Ceiling Height



Entrance/  
Sixth Floor



Fifth Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable