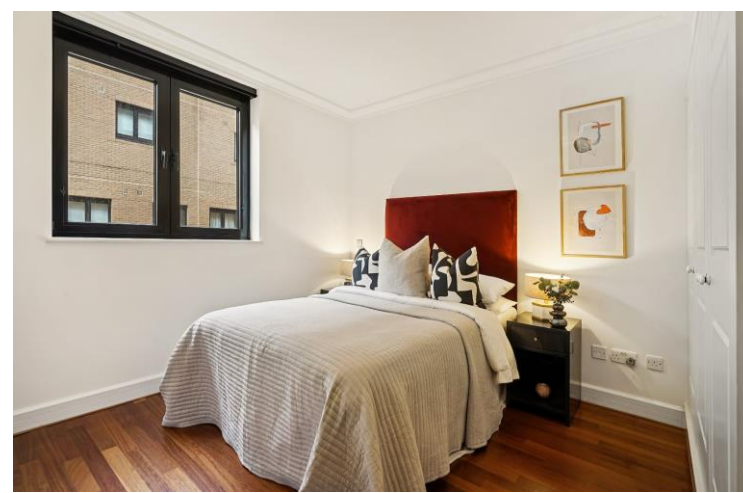




Point West  
South Kensington, SW7

CHESTERTONS









A beautifully presented three double bedroom duplex apartment in the popular Point West development, offering excellent proportions, far-reaching views and a private balcony.

Set on the eighth and ninth floors, this spacious 1,160 sq ft home is filled with natural light throughout, enhanced by large windows, clean modern finishes and wooden flooring. The generous reception and dining room provides an ideal open-plan living space, opening directly onto a private balcony with impressive skyline vistas. The separate kitchen is well arranged with ample storage, while all three bedrooms are good sizes, each with built-in wardrobes. The principal bedroom occupies the upper level, complete with its own bathroom, creating a private and peaceful retreat. Two further bedrooms and a family bathroom are positioned on the lower level, offering excellent flexibility for guests, children or a home office. In addition, the apartment comes with one secure, underground parking space.

Point West is a well run building with lift access, concierge and superb convenience, moments from Gloucester Road's transport links, cafés, restaurants and supermarkets. The apartment also enjoys access to the neighbouring amenities and the many attractions of South Kensington and Kensington Gardens.

- Three double bedrooms
- Wonderful living space with far reaching views
- Private balcony
- Secure underground parking space for one car
- No onward chain

Asking Price £1,100,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 222 years

**Service Charge:** £16892 Inc. reserve fund and parking

**Ground Rent:** £2050

**Local Authority:** Kensington and Chelsea

**Council Tax Band:** H

*Chestertons South Kensington Sales*

44-48 Old Brompton Road

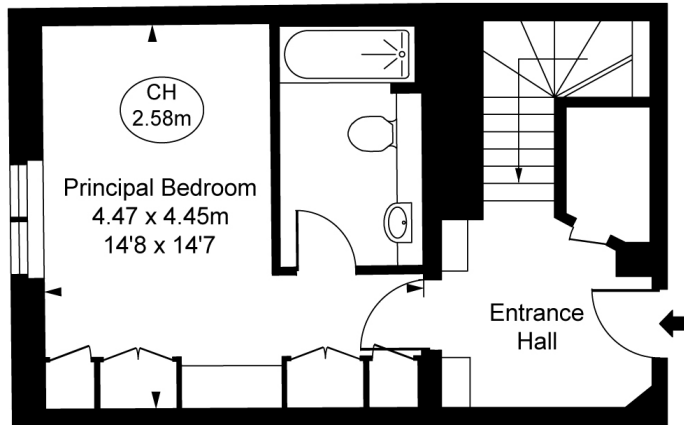
London

SW7 3DY

southkensington@chestertons.co.uk

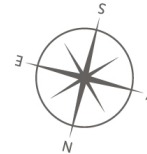
020 7589 1234

chestertons.co.uk

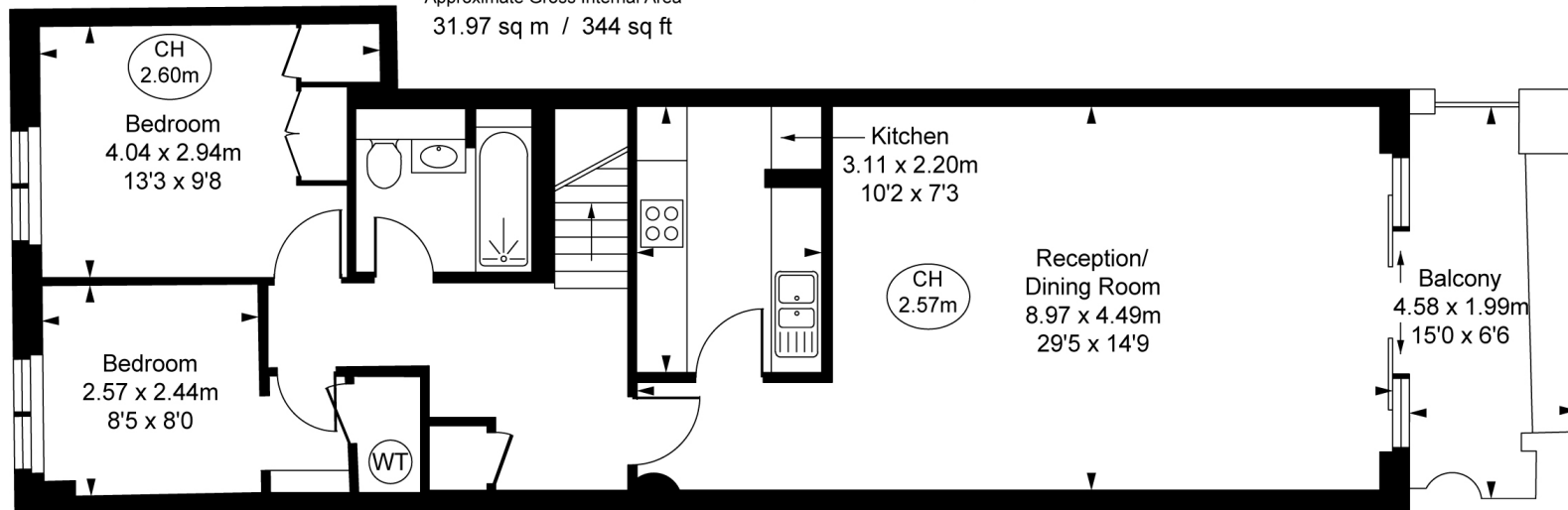


Point West,  
Cromwell Road, SW7  
Approximate Gross Internal Area  
107.74 sq m / 1,160 sq ft

( CH = Ceiling Heights )



Ninth Floor  
Approximate Gross Internal Area  
31.97 sq m / 344 sq ft



Eighth Floor  
Approximate Gross Internal Area  
75.77 sq m / 816 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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