



**INTERLET**

WEST CROMWELL ROAD, EARLS COURT, LONDON, SW5  
£270 PW




ALL UTILITY BILLS INCLUDED - A modern, clean single room situated on the lower ground floor of a well-maintained period property in Earls Court, London SW5. The room is fully furnished and benefits from laminate wooden flooring throughout, your own private kitchen, comfy bed, and ample storage space. There is a separate shared bathroom within the building. The property benefits from free Wi-Fi, free selected SKY TV channels, and free shared laundry services in the building. Tenants also benefit from access to a well-maintained communal landscaped garden. All utility bills including electricity, water, and central heating are included in the rent. The property is located just off the lively streets of Earls Court, minutes away from the range of amenities that the high street has to offer, including supermarkets, local restaurants, pubs, cafes, and boutique shops. Holland Park, the famous Kensington High Street, Gloucester Road, and South Kensington are also nearby. For transport links, Earls Court Underground Station is located just five minutes walk away, well served by the District and Piccadilly Line which provide easy access to the rest of the city. [...]

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## Important Notice

Interlet and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere. The particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements, and distances are approximate. The text, images, and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation, or other contents. Interlet has not tested any services, equipment, or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own inquiries regarding any noise in the area before you make an offer.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	
Address: West Cromwell Road, Earls Court, London, SW5		

**i**NTERLET  
SALES & LETTINGS

Welcome home.