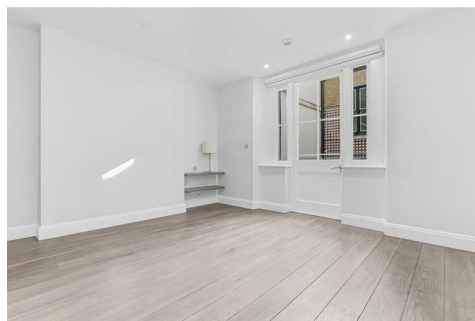




# FIELDHOUSE

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## Flat 1, 13 Cromwell Road, London, SW7 2JB

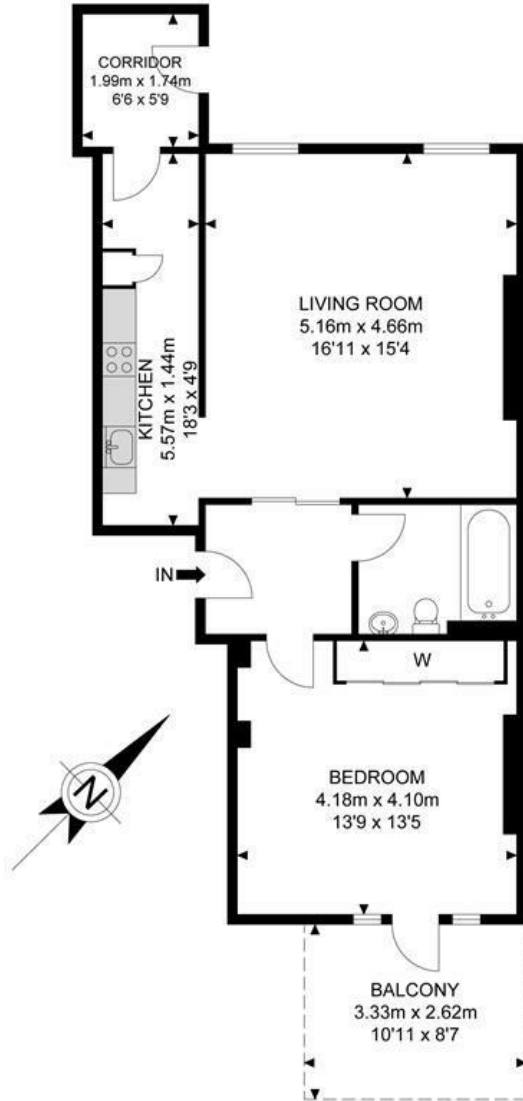
A STYLISH ONE-BEDROOM APARTMENT ON THE LOWER GROUND FLOOR (with lift). The property is located in this prestigious period building directly opposite The Natural History Museum. This well-finished Apartment features wooden floors throughout and modern fixtures and fittings. The flat consists of a semi-open-plan kitchen/reception room, master bedroom, small internal courtyard area and a bathroom with shower over bath. Available Immediately.

Minimum Length of Tenancy: 12 Months  
Council Tax: Kensington and Chelsea  
Council Tax Band: E

- ONE DOUBLE BEDROOM
- WELL PROPORTIONED APARTMENT
- IDEAL LOCATION
- ENGINEERED WOOD FLOOR THROUGHOUT
- MOMENTS FROM SOUTH KENSINGTON TUBE STATION
- AVAILABLE FURNISHED OR UNFURNISHED
- AVAILABLE IMMEDIATELY

**£3,000 PCM\***

# Cromwell Road



Lower Ground Floor



APPROX. GROSS INTERNAL FLOOR AREA 681.35 SQ FT / 63.30 SQM  
 APPROX. GROSS EXTERNAL FLOOR AREA 93.64 SQ FT / 8.70 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

© SpacePhoto

Photography and Floor Plan

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</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>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  |                         | 78      | 79        |
|   | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</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>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      |                         |         |           |
|   | EU Directive 2002/91/EC |         |           |



## FIELDHOUSE RESIDENTIAL LIMITED

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