



116 Cromwell Road  
South Kensington, SW7

CHESTERTONS





A large two bedroom duplex apartment on the sixth floor (with lift) of a modern development.

- Two bedrooms with private balcony in this new development in South Kensington
- Two double bedrooms, two bathrooms (one en-suite), private balcony, separate kitchen, living room
- Benefiting from a spacious living room with

### £3,500 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Energy efficient - lower running costs      | Current | Potential |
| 90-100 <b>A</b>                             |         |           |
| 81-89 <b>B</b>                              |         |           |
| 72-80 <b>C</b>                              | 78      | 79        |
| 63-71 <b>D</b>                              |         |           |
| 54-62 <b>E</b>                              |         |           |
| 45-53 <b>F</b>                              |         |           |
| 35-44 <b>G</b>                              |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England, Scotland & Wales                   |         |           |

**Minimum Term:** 12 months  
**Deposit Required:** £4,038.46  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** G  
**EPC Rating:** C  
**Furnished, Part Furnished**

### Chestertons South Kensington Lettings

44-48 Old Brompton Road  
 South Kensington  
 London  
 SW7 3DY

[southkensingtonlettingsusers@chestertons.co.uk](mailto:southkensingtonlettingsusers@chestertons.co.uk)  
 02075891244

## Point West, SW7

Approximate gross internal area

928 sq ft / 86.21 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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