

Point West, Cromwell Road, Kensington, SW7

Asking Price: £525,000

Benham & Reeves

Point West, Cromwell Road, Kensington, SW7

2 Bedroom (s) 2 Bathroom (s) Leasehold

A generously sized fourth-floor lateral apartment spanning approximately 926 square feet, located within the popular Point West development.

The property offers a bright and spacious living area with access to a private south-west-facing balcony, a separate, fully fitted kitchen with built-in appliances. The principal bedroom includes fitted wardrobes and an ensuite bathroom. There is a second double bedroom, a second bathroom and a storage cupboard located off the hallway.

Residents benefit from a 24-hour concierge service, lift access, and on-site security management. Point West is conveniently located near excellent restaurants, shops and transport facilities offered by South Kensington (Circle, District, and Piccadilly lines) and Knightsbridge. The green open spaces of Hyde Park are also nearby.







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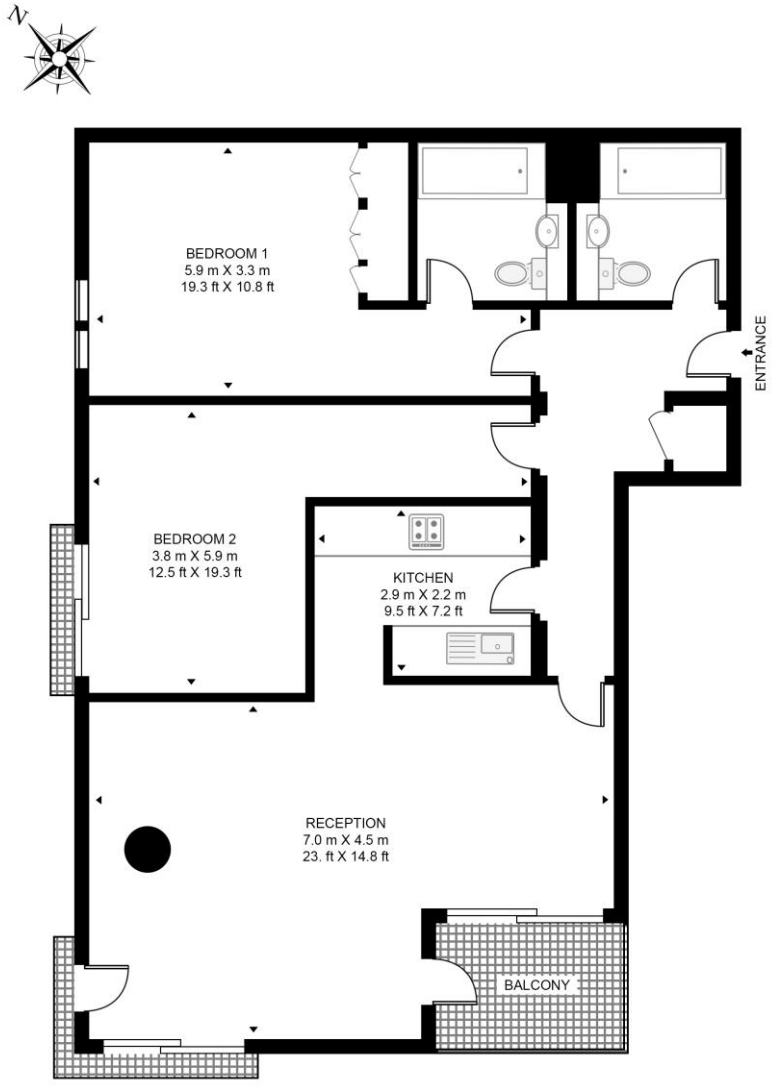
Property Features:

- Two Bedroom
- Two Bathrooms
- Fourth Floor
- South-Facing Balcony
- 926 Square Feet (approximately)
- 24-Hour Concierge
- Lift
- Gloucester Road Station (0.2 miles)
- Earls Court Station (0.4 miles)
- High Street Kensington Station (0.4 miles)

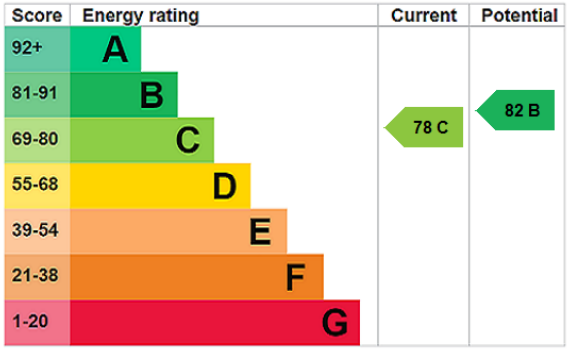
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POINT WEST

APPROXIMATE GROSS INTERNAL FLOOR AREA 926 SQ.FT (86 SQ.M)



FOURTH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 26/12/2247 Approximately 221 Years Remaining
Ground Rent:	£1,000.00 (per annum) Review Period: 25 years Next: 2048
Service Charge:	£16,010.00 (per annum) for the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 5.7% Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

Our reference: KEN260020

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