



Point West, South Kensington SW7

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# Point West, South Kensington SW7

A superb one bedroom apartment with lift access, underground parking and concierge, primarily situated on the second floor of the sought-after Point West development in SW7.

Entering via the third floor and descending down to the accommodate level, the apartment has a spacious reception room enjoying a south-facing aspect. The reception room seamlessly connects to a well-appointed kitchen, complete with integrated appliances and ample worktop space. A large double bedroom is discreetly positioned towards the rear of the apartment, severed by extensive wardrobe storage and a separate bathroom.



**Asking price:** £650,000

**Tenure:** Leasehold: approximately 102 years remaining

**Service charge:** approximately £10,200.88 per annum, reviewed every year, next review due 2025

**Ground rent:** approximately £1,000 per annum, reviewed every 25 years

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** G



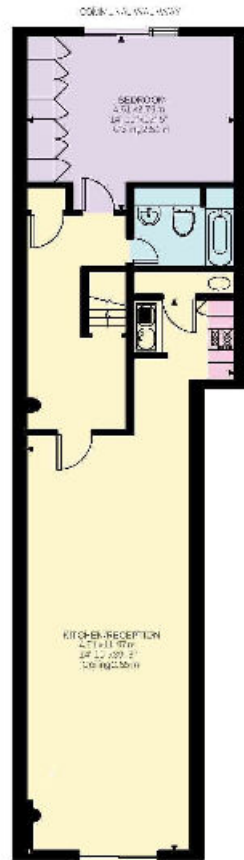
The apartment offers modern mansion block living, designed with attention to detail and high specification. The property further benefits from a 24-hour concierge and security management team.

Point West is located to all of the excellent restaurants, shops and transport facilities South Kensington (Circle, District and Piccadilly Lines) and Knightsbridge offer. The green open spaces of Hyde Park are also nearby. A David Lloyd gym is situated next to the entrance, and Waitrose and Sainsbury's are conveniently nearby.

We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to the external wall of the building. If necessary, further information can be provided upon request.

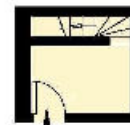






Second Floor  
752 sq'

**Point West, SW7**  
Approximate Gross Internal Area  
74.70 SQ.M / 804 SQ.FT



Third Floor  
51 sq'

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated October 2023. Photographs and videos dated October 2023.  
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