



Point West, South Kensington SW7



Point West, South Kensington SW7

A superb two bedroom, two bathroom duplex apartment with lift access and concierge, situated on the third and fourth floor of the sought-after Point West development in SW7.

Entering via the third floor, an inviting hallway with ample storage leads through to a generously proportioned double bedroom, which has an abundance of built-in storage and an en suite bathroom.

The property measures approximately 848 sq ft and has a long lease with approximately 224 years remaining.



Asking price: £725,000

Tenure: Leasehold: approximately 224 years remaining

Service charge: approximately £10,235.40 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



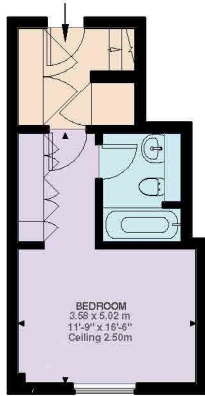
Upstairs is a spacious south-facing reception room with floor-to-ceiling sliding doors leading out to a generous-sized undemised balcony, perfect for entertaining and al fresco dining. The reception room seamlessly connects to a well-appointed kitchen, complete with integrated appliances and ample worktop space. This floor has a further good-sized double bedroom, which is served by extensive wardrobe storage and a separate bathroom, which is accessible via the hallway.

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.

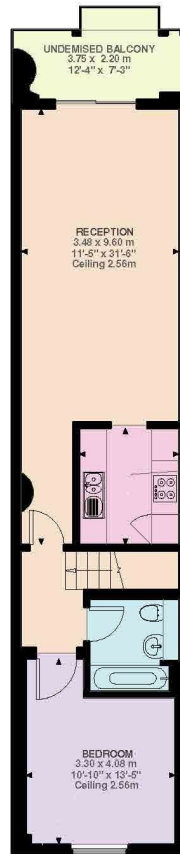
We have been informed that the building has been constructed using some combustible materials. However, we have received documents confirming that the building has been assessed by a competent person, who has concluded that the fire risk is sufficiently low, and that no remedial works are required to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



Cromwell Road, SW7
Approximate Gross Internal Area
78.81 SQ.M / 848 SQ.FT



Third Floor
240 ft²



Fourth Floor
608 ft²



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.

Knight Frank
South Kensington
160 Old Brompton Road
London SW5 0BA

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated October 2023. Photographs and videos dated October 2023.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.