

PARKER JAMES

ESTATES

Established since 1995



## Cromwell Road

London SW7 4EF

- Available 20th May
- Fifth floor
- Well presented
- Modern shower room
- Waitrose store walking distance

- Furnished
- Lift
- One double bedroom
- Gloucester Road station minutes away
- Kensington Gardens nearby

£2,500 Per Month

# Cromwell Road

London SW7 4EF



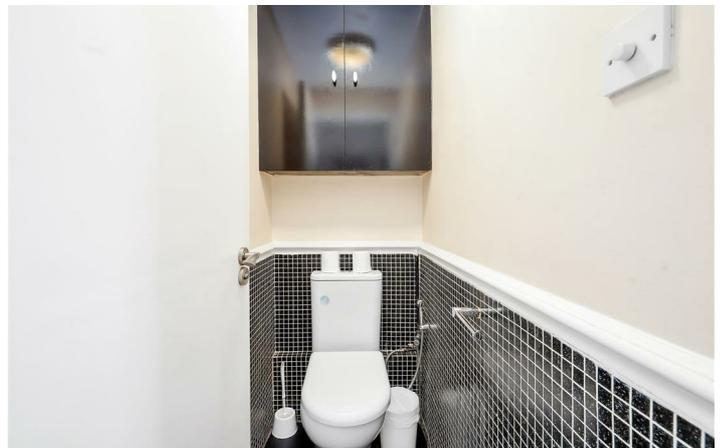
Available from the 20th of May on a furnished basis is this very well presented fifth floor conversion flat with lift on Cromwell Road in South Kensington.

The 45 sqm property briefly comprises a front facing reception room that enjoys plenty of natural light and which is open plan to a fitted kitchen with integrated appliances including a dishwasher, one rear facing double bedroom with fitted wardrobes, a fully tiled shower room and separate WC.

Gloucester Road (District, Circle & Piccadilly) station is within a few minutes walk of the property as are a good range of shops including a Waitrose and a host of well regarded restaurants, fashionable bars and local pubs whilst pleasant open space can be enjoyed in nearby Kensington Gardens



[Directions](#)

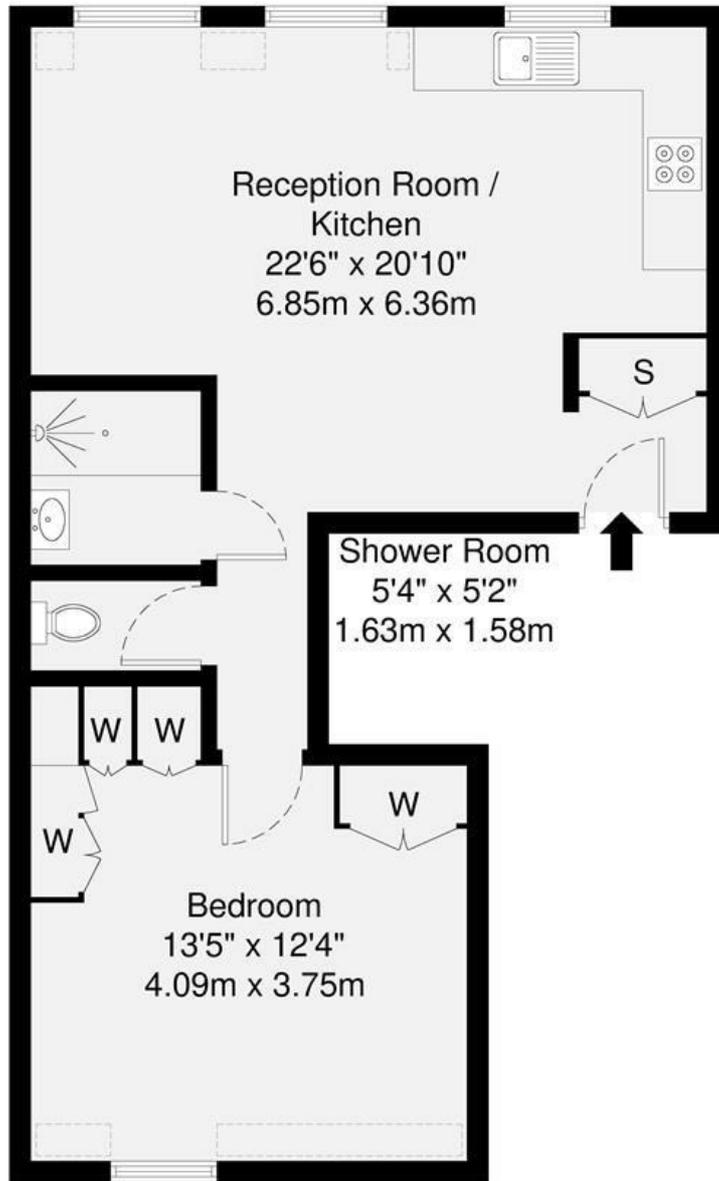


# Floor Plan



Cromwell Road, SW7

GROSS INTERNAL AREA  
50.8 sq m / 546 sq ft



Fifth Floor

<p><b>GROSS INTERNAL AREA (GIA)</b> The footprint of the property 50.8 sq m / 546 sq ft</p>	<p><b>TOTAL STORAGE SPACE</b> Storage and wardrobe total area 2.6 sq m / 27 sq ft</p>	<p><b>EXTERNAL FEATURES</b> Garden, Balcony, Terrace, Verandah etc. 0.0 sq m / 0.0 sq ft</p>	<p><b>RESTRICTED HEAD HEIGHT</b> Limited use area under 1.5m 1.4 sq m / 15 sq ft</p>
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	75		



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