

MOUNTGRANGE
HERITAGE



Cromwell Road, SW5 **£1,395,000 Share of Freehold**

A wonderful raised ground floor lateral apartment which has been refurbished to the highest of specifications. The reception room boasts elegant classical features such as glorious ceiling height, a handsome period fireplace and tall bay windows with original Victorian shutters. There are two boutique designer bathrooms, each featuring antique Tibetan cabinets, whilst the kitchen has been made to measure and comes with quality fitted appliances and sharp clean finishes. All windows have new double glazed sashes and the whole flat benefits from extensive built in storage in all rooms. There are three double bedrooms and three bathrooms which are quietly positioned at the back of the house and a south-facing private patio terrace. The extensive transport, dining and shopping amenities of Earls Court and Gloucester Road are within easy reach.

3 Bedrooms | 1 Reception Room | 3 Bathrooms

Kensington Office

13b Stratford Road, London W8 6RF

020 7937 9976

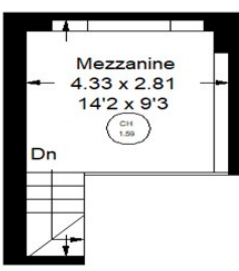
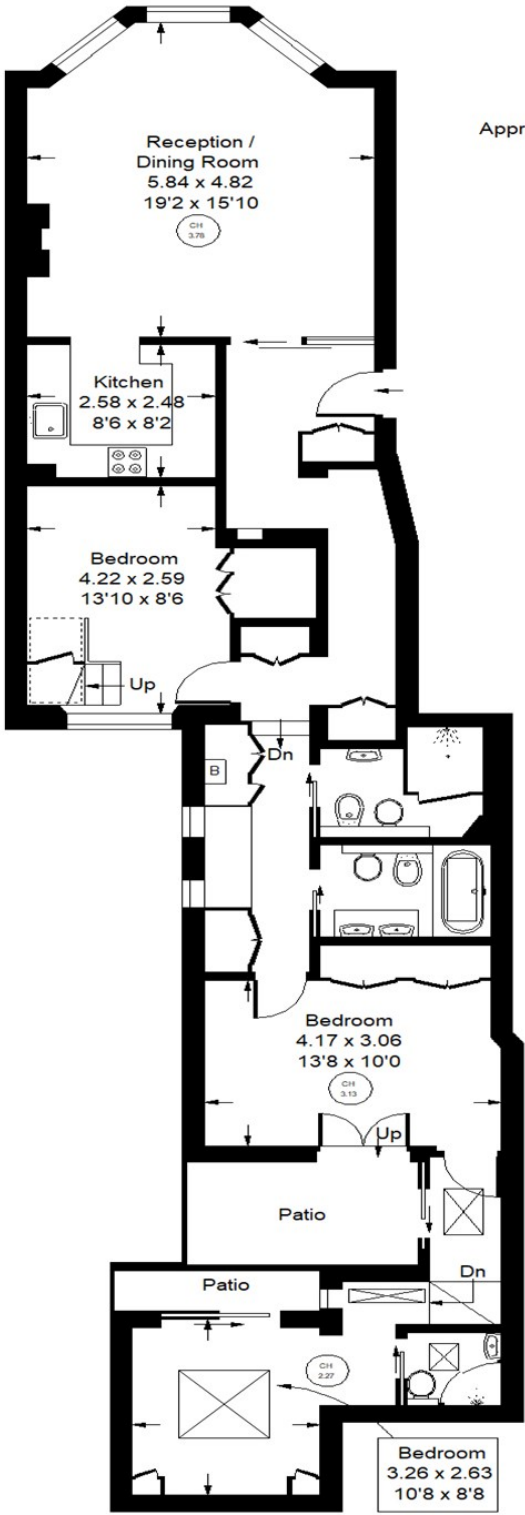
sales.ken@mountgrangeheritage.co.uk

Other offices North Kensington - Notting Hill


mountgrangeheritage.co.uk

Cromwell Road, SW5

Approx. Gross Internal Area = 107.4 sq m / 1156 sq ft
Mezzanine = 9.1 sq m / 98 sq ft
Total = 116.5 sq m / 1254 sq ft



Mezzanine

 = Reduced headroom below 1.5 m / 5'0

Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy performance certificate (EPC)

Flat Cromwell Road LONDON SW5 0SE	Energy rating C	Valid until: 15 May 2033 Certificate number: 9452-3026-3205-1457-7204
--	---------------------------	--

Property type

Mid-floor flat

Total floor area

114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

IMPORTANT NOTICE

Mountgrange Heritage and their clients give notice that: 1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mountgrange Heritage have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.