



# Upper floor flat offering a huge amount of potential

**Warwick Mansions, Cromwell Crescent, London, SW5**

£1,350,000 Share of Freehold



**Local Information**

Warwick Mansions is located to the south end of Kensington High Street, which provides excellent communications via bus & underground, and a broad range of shops and restaurants. The open spaces of Holland Park are within walking distance.

**About this property**

This top floor flat offers a superb balance between the entertaining and bedroom accommodation.

You are welcomed into the flat into an inviting entrance hall which currently acts as dining room and offers views from an array of differing aspects. The kitchen is conveniently located adjacent from here and has access onto a secluded west facing balcony and a useful external storage area.

The formal reception room is of a good size and boasts an ornate fireplace.

Both double bedrooms feature in-built fitted storage and have their own decorative fireplaces whilst also having high ceilings, which in turn enhances the light and space the rooms have to offer. There is a separate bath and shower and a further self-contained loo.

**Tenure**

Share of Freehold

**Local Authority**

Royal Borough of Kensington & Chelsea/

**Energy Performance**

EPC Rating = F

**Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Kensington Houses Office. Telephone: +44 (0) 20 7535 3300.



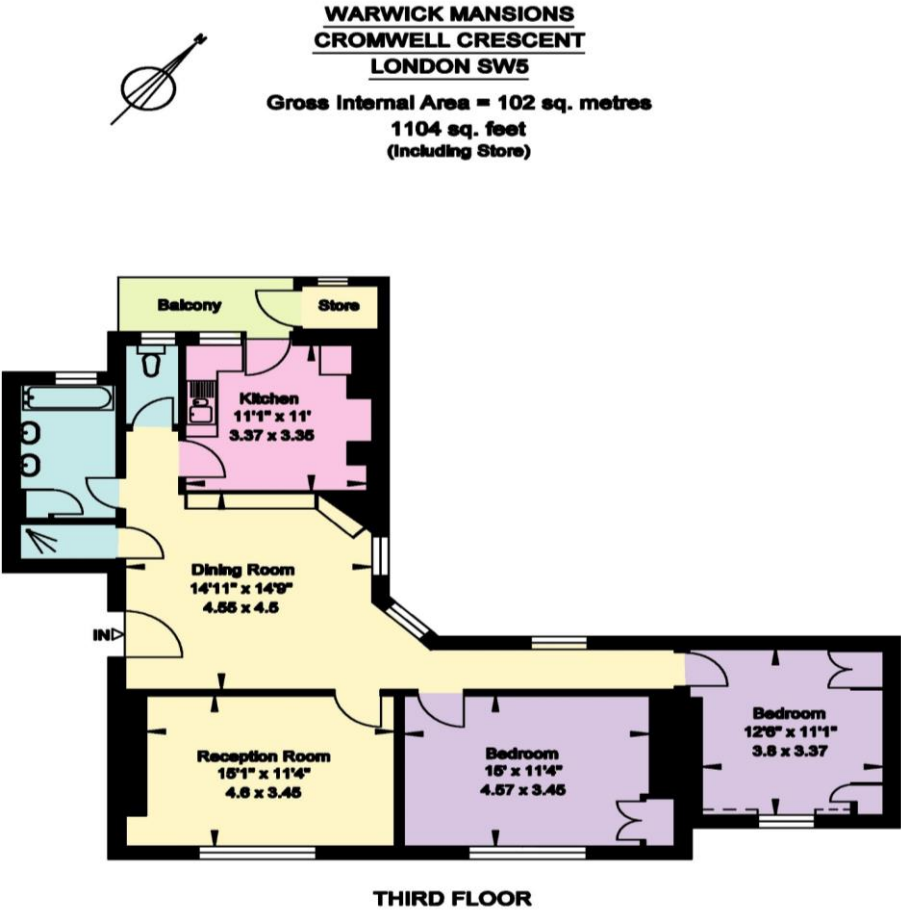




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Gross Internal Area 1104 sq ft, 102.6 m<sup>2</sup>

Charlie Kennard  
Kensington Houses  
+44 (0) 20 7535 3300  
charlie.kennard@savills.com

 |  savills | savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>	36	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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