



**TO LET**  
1,491 sq ft (138.5 sq m)



# TOWER HOUSE

226 Cromwell Road, Kensington SW5 0SW



Refurbished second floor office  
in a characterful Victorian building





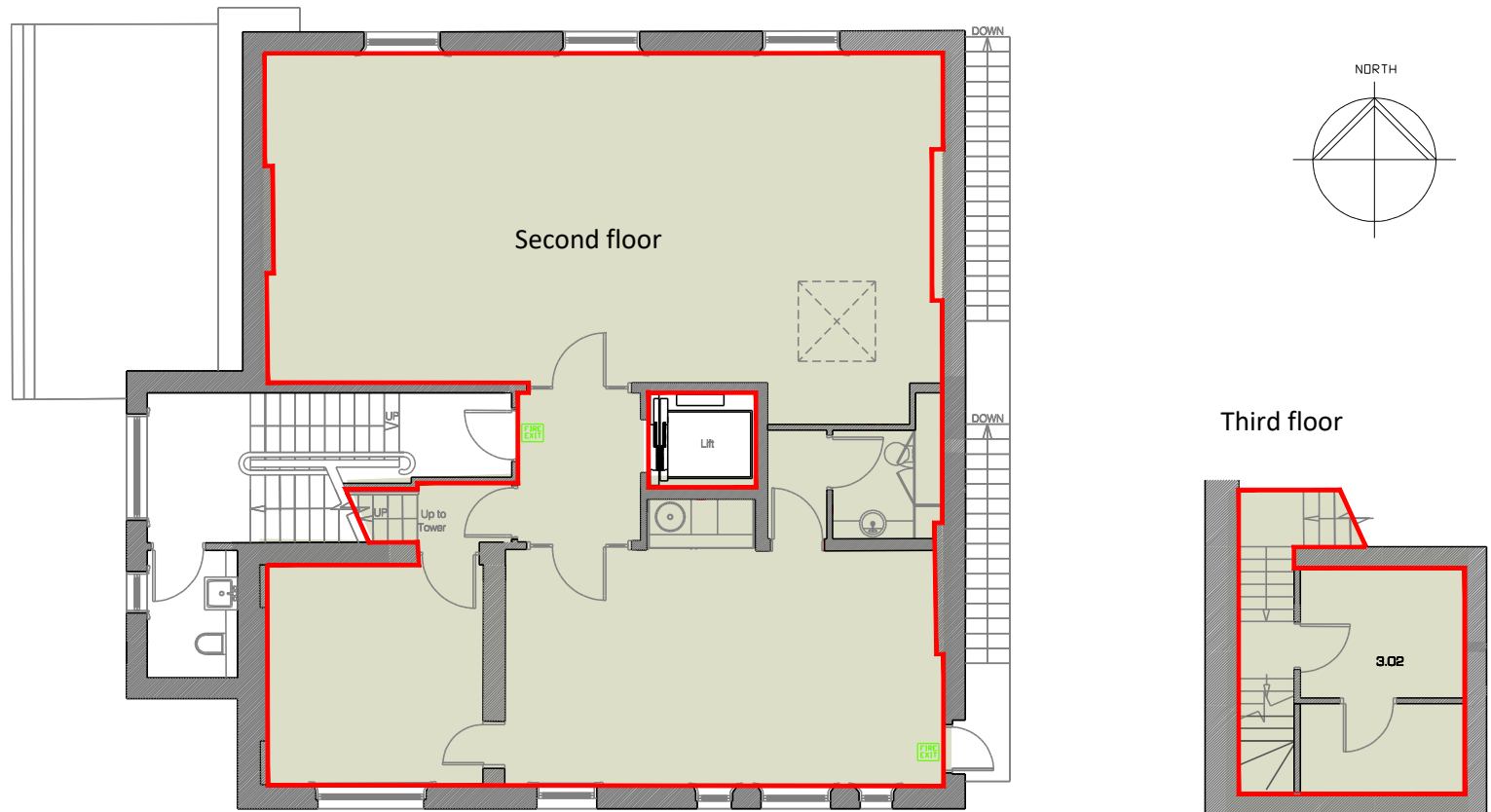
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## ACCOMODATION

FLOOR	SIZE SQ FT	SIZE SQ M
Third floor	185 sq ft	17.18 q m
Second Floor	1,306 sq ft	121.31 sq m
<b>TOTAL</b>	<b>1,491 sq ft</b>	<b>138.50 sq m</b>

## PLANS





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## LOCATION

Tower House occupies a prominent location on the north side of Cromwell Road at its junction with Earl's Court Road. Public transport facilities providing access into the West End are excellent; Earls Court underground station (District and Piccadilly lines) is within a short walking distance, and both Cromwell Road and Earls Court Road are served by numerous bus routes. Kensington High Street with its extensive shopping and leisure amenities is just over 5 minutes walk.

## DESCRIPTION

This Victorian property has undergone an extensive refurbishment in recent years. The accommodation comprises the entire second and third floors, the third floor being in the tower room with windows on all four sides and enjoying impressive views. The property benefits from access to a private garden.

## AMENITIES

- Automatic passenger lift
- Built in shower room in the tower
- Use of communal garden
- Comfort cooling
- Perimeter trunking
- LG3 compliant lighting
- Structured cabling installed
- Fitted kitchenette & WC

	PRICE PER SQ FT	PRICE PER ANNUM
RENT*	£42.50	£63,367.50
SERVICE CHARGE*	£7.08	£10,554
RATES*	£13.40	£19,983.70
<b>TOTALS</b>	<b>£62.98</b>	<b>£93,905.20</b>

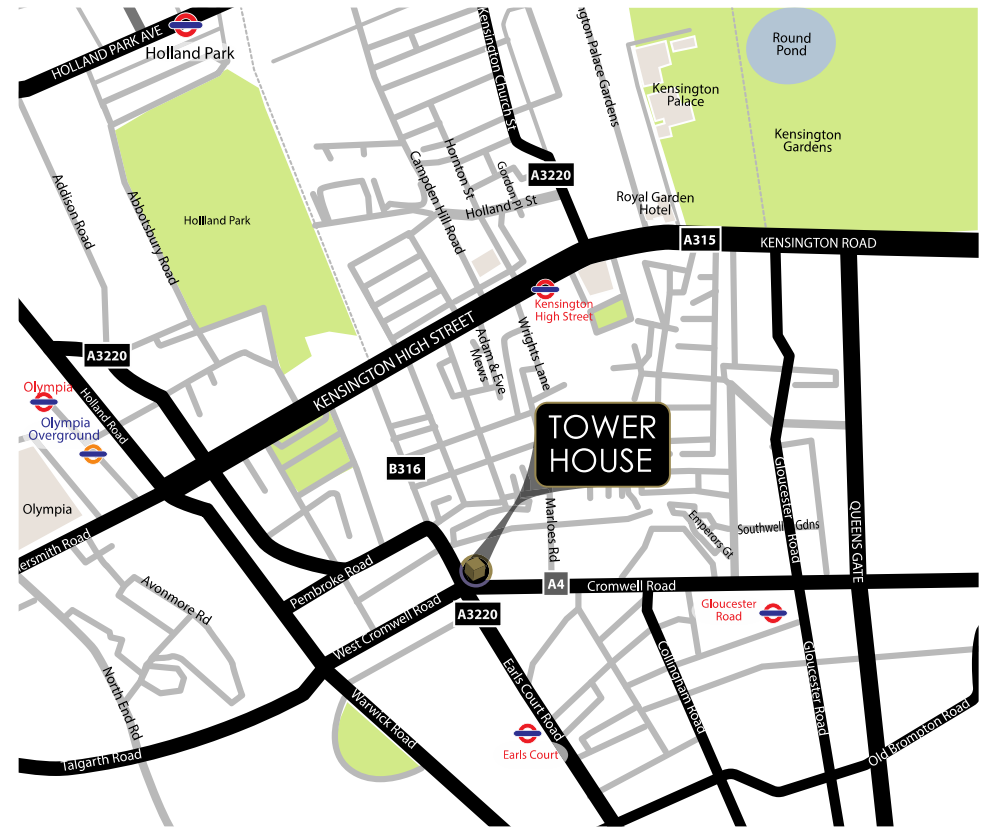
\* Exclusive \*\* Approx. \*\*\* Rates (2020/21) approx. to be confirmed with local authority.

## TERMS

Flexible terms to be agreed, direct from the landlord.

## EPC

Rated C, 64



FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS



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