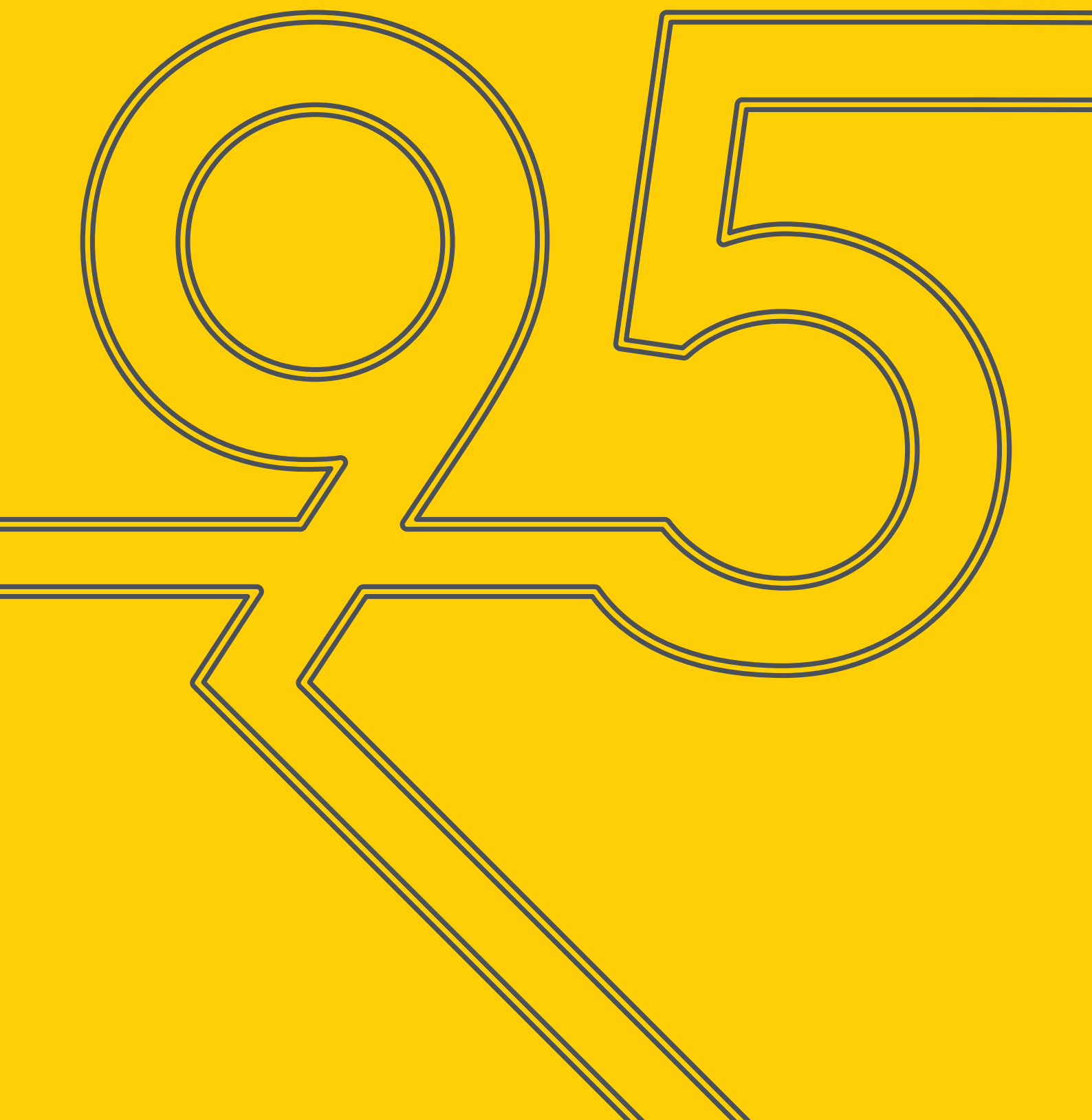


NINETY FIVE  
CROMWELL ROAD  
LONDON SW7





NINETY FIVE  
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LONDON SW7

## A SPACE REDESIGNED

Excellent café, restaurant and retail amenities are provided in the immediate vicinity in and around South Kensington, Gloucester Road and Knightsbridge. Kensington Gardens and Hyde Park are also within easy walking distance providing access to one of the largest open green spaces in Central London.

The fourth floor has been fully refurbished to provide bright open plan space with fantastic views along the Cromwell Road towards the Natural History Museum. 3m floor to ceiling heights and large expansive windows bring volume and light throughout the space.



### FOURTH FLOOR VIEWS 9,500 SQ FT (883 SQ M)\*

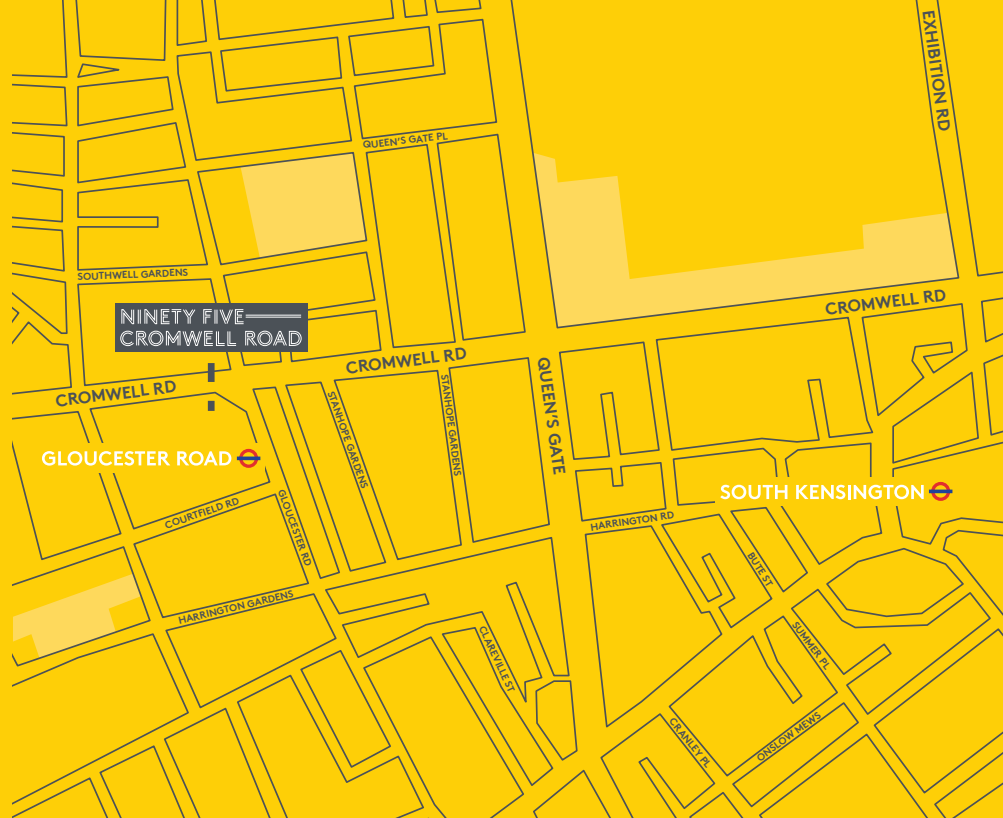
\*subject to measurement

- Comprehensively refurbished
- Exposed VRF Air conditioning system
- Full access raised floor
- Suspended LED Lighting
- Remodelled WC's and Shower block
- In excess of 3m floor to ceiling height
- 360 degree views
- EPC - C



# A PERFECT LOCATION

This imposing building is located on the southern side of Cromwell Road on the junction with Gloucester Road and adjacent to Gloucester Road Tube Station (Piccadilly, Circle and District Lines), South Kensington Underground Stations is also less than 5 minutes walk away.



## LEASE:

New lease by arrangement direct from the Landlord.

EDWARD CHARLES  
& PARTNERS W1  
CHARTERED SURVEYORS

**Jamie Shuttle**  
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Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. All floor areas quoted are subject to verification. September 2018.

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