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KENSINGTON'S FINEST SALES & LETTINGS AGENCY



A London Premiere  
NOW SHOWING



NOW SHOWING

POINT WEST  
KENSINGTON, SW7  
£325 PER WEEK

CONTACT US

020 7881 8080

lettings@champions.co.uk

SINGING  
IN THE  
RAIN



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ON LOCATION IN

# POINT WEST

PRESENTING

# A STUDIO APARTMENT

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## SYNOPSIS

A well presented, bright studio apartment on the sixth floor of this popular block with lift and porter and a David Lloyd health club.

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## FULL CAST

**ROAD NAME**  
POINT WEST

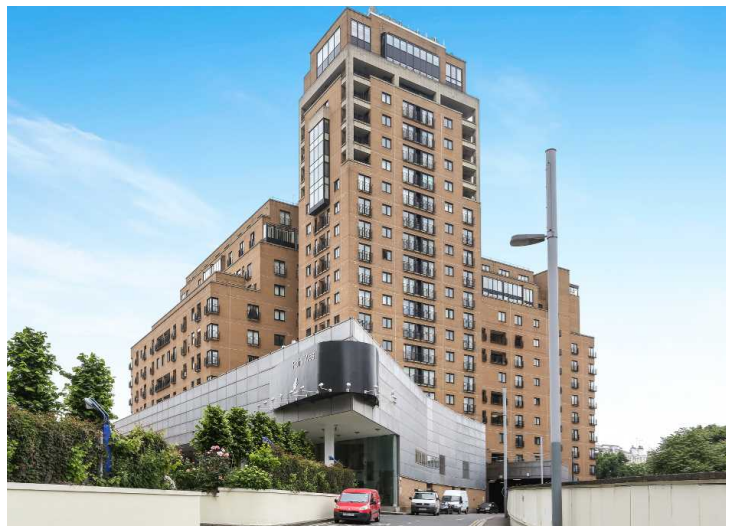
**PROPERTY TYPE**  
APARTMENT

**BATHROOMS**  
1

**NEAREST TUBE**  
GLOUCESTER ROAD

**ENERGY RATING**  
C

Go to our website to view the Energy Efficiency Rating and Environmental Impact Rating chart for this property.



### TENANCY FEES

Tenants will be liable to pay the following fees to Champions unless otherwise agreed in writing:

**TENANCY CONTRACT FEE**  
£250 + VAT

**REFERENCING FEE**  
£35 + VAT OR £35 + VAT  
INDIVIDUAL COMPANY

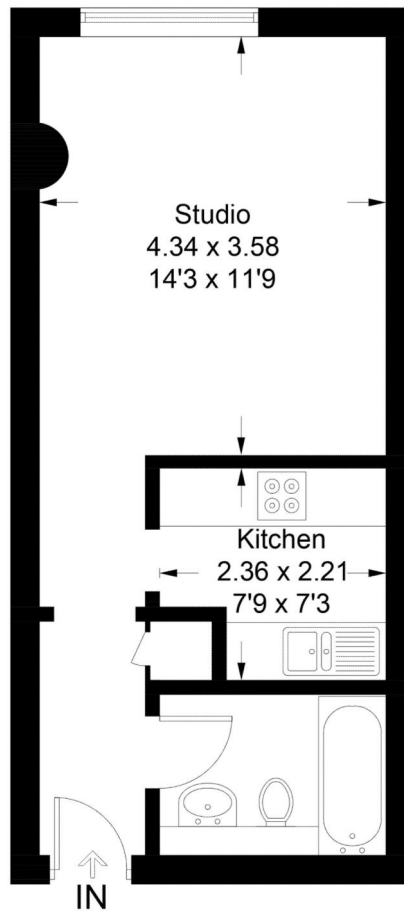
**RENEWAL  
ADMINISTRATION FEE**  
£150 + VAT

This is only chargeable if you renew or extend your tenancy beyond the end of the initial term. As well as the above, tenants are expected to provide a deposit of six weeks' rent prior to the start of their tenancy and pay for the cost of cleaning and inventory check-out at the end of their tenancy.



### 638 Point West

Approximate Gross Internal Area = 30.6 sq m / 329 sq ft



### Sixth Floor

Illustration for identification purposes only, measurements are approximate.

CHAMPIONS, FOR THEMSELVES AND THE VENDORS OR LESSORS OF THIS PROPERTY, WHOSE AGENTS THEY ARE GIVE NOTICE THAT:

i) These particulars set out a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute any part of, an offer or contract.

ii) Measurements are given to the following accuracy: rooms are measured to the nearest 90mm and the maximum appropriate measurements are normally given. Rooms of irregular size will be identified in the description or floor plans.

iii) Any mechanical or electrical device has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed.

iv) Some of the photographs taken for this brochure have been taken with a camera using a wide angle lens and are believed to be a fair representation of the property at the time of going to the market. Neither the vendor, Champions nor any person in the employment of Champions has any authority to make or give any representation or warranty whatsoever in relation to this property.