



Brechin Place, South Kensington SW7



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An immaculate three bedroom, three bathroom apartment situated on the first and second floor of a handsome red-brick Victorian Conversion. Refurbished to a high standard, this apartment is beautifully presented with a south-facing reception room enjoying voluminous proportions with high ceilings, marble fireplace, hard wood flooring and large sash bay windows leading out to a balcony. The kitchen fitted to a high standard with a smart hob, oven and integrated appliances with a charming breakfast room beside the large sash bay window. There is also a study and separate WC on this floor.



Guide price: £2,999,995

Tenure: Leasehold: approximately 125 years remaining

Service charge: approximately £3,300 per annum, reviewed every year, next review due 2025

Ground rent: approximately £10 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



Upstairs, there are two modern double bedrooms, both with built-in storage, south-facing sash windows and one having an en suite bathroom. The principal suite has an open and spacious feel with an abundance of natural light, built-in storage and a modern en suite bathroom with a double basin, bath and walk-in shower.

There is intricate period coving and elegant, traditional detailing throughout. The apartment also enjoys smart technology, German engineering and design combining sophisticated functionality with simplicity in use. Using the ultimate in cutting edge technology, the incoming user can control all aspects of the apartment, including lighting, underfloor heating, and climate control. All functions can also be controlled remotely, meaning it's even possible to lower the blinds and start the fire on your way home. Multiroom audio from the music server links easily to an iPod or other music source. Security is provided via keyless door entry along with CCTV and biometric fingerprint



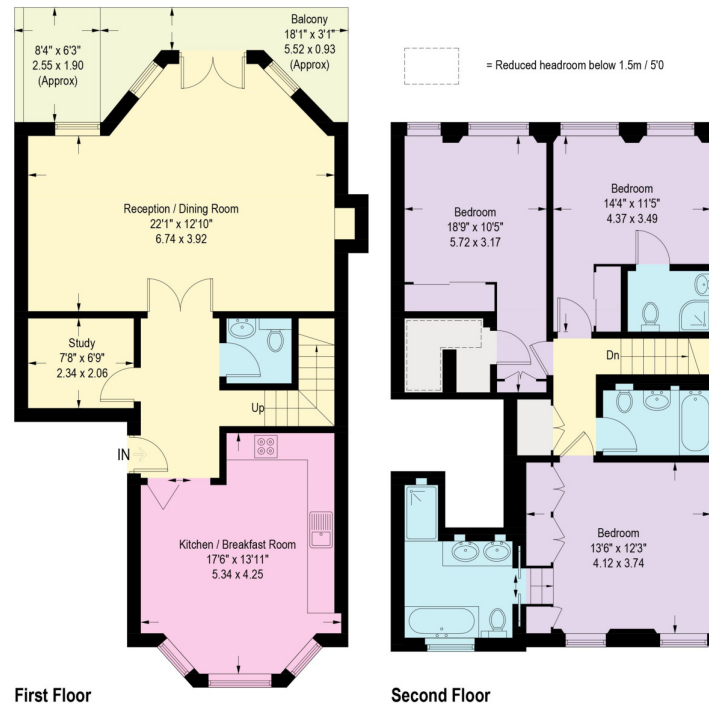


Brechin Place is a quiet road ideally placed for the wide range of shops, bars, and restaurants South Kensington has to offer. For excellent transport links, Gloucester Road Underground Station (Circle, District and Piccadilly lines) is nearby, while those travelling by car will benefit from rapid routes into Central London and to the West via the A4/M4.

Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own inquiries.



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First Floor

Second Floor

Approximate Gross Internal Floor Area 140.3 sq m / 1,510 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated March 2022.

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