



Old Brompton Road, London SW5

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A well-presented two bedroom, two bathroom apartment situated on the second floor of a handsome Victorian building on a residential street in SW5.

Upon entering the apartment, an inviting hallway leads to a spacious, south-facing reception/dining room, which provides ample space for entertaining and relaxing. This room is characterised by a striking ceiling height of 3.20 metres and large sash windows that flood the space with natural light. Adjacent to the reception area is a well-appointed, separate kitchen, which is equipped with integrated appliances, plenty of cabinetry and ample worktop space.



**Asking price:** £1,150,000

**Tenure:** Share of freehold plus leasehold, approximately 995 years remaining

**Service charge:** approximately £3,560 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** F

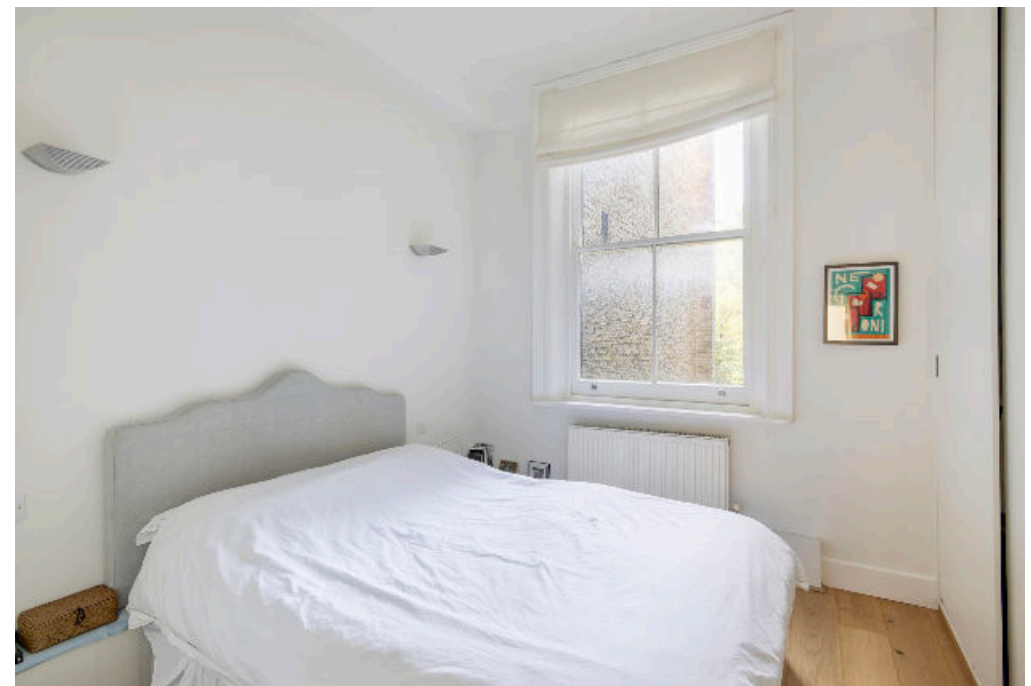


The principal bedroom features extensive built-in wardrobes and an en suite, while a second bedroom offers ample built-in storage and a south-facing aspect. The apartment is further complemented by a stylish bathroom located just off the hallway.

With thoughtful design and an excellent location, this apartment combines comfort and convenience, making it a wonderful home.

Situated on the Old Brompton Road, the property is well-positioned, residing within the Bousfield catchment, opposite Coleherne Court and in close proximity to the vibrant hubs of Earls Court and Gloucester Road, known for their exceptional transportation links and fantastic shopping opportunities.

The area has historically been placed in the school catchment area of the well-renowned Bousfield Primary School.



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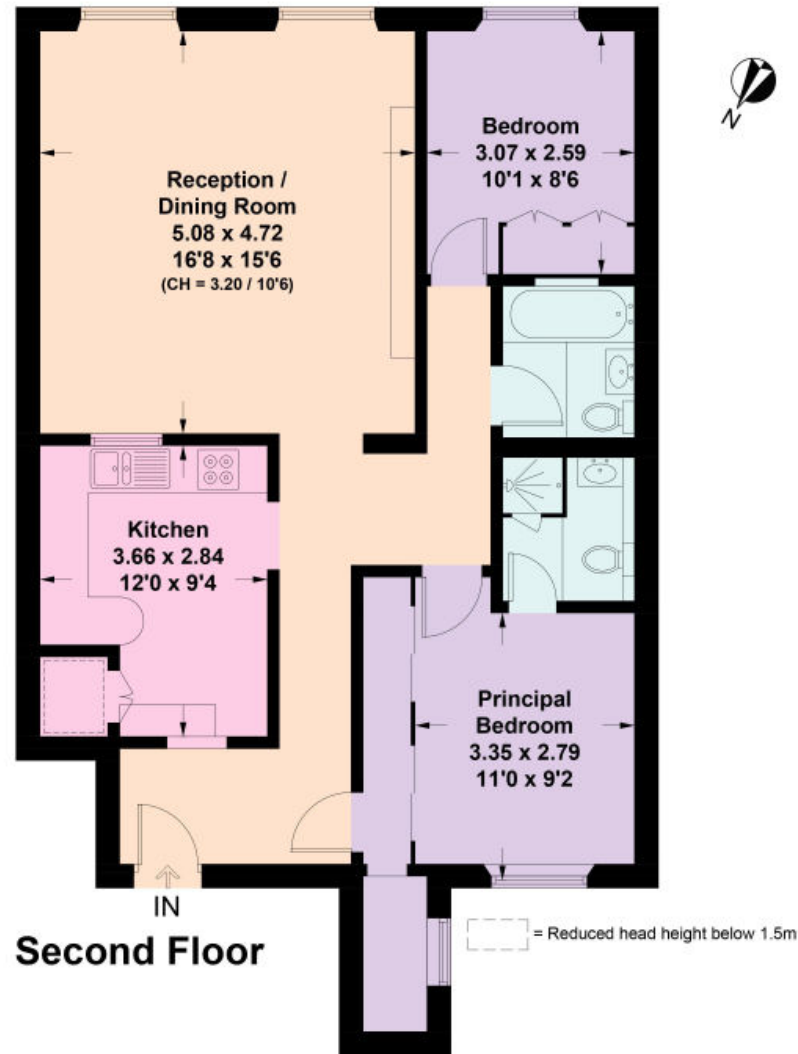
Approximate Gross Internal Floor Area

78.9 sq m / 849 sq ft

Including Limited Use Area

(1.3 sq m / 14 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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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 September 2024. Photographs and videos dated September 2024.

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