



Brechin Place  
South Kensington, SW7

CHESTERTONS





A beautiful two bedroom set on a sought after South Kensington address spread over 757sqft with private outdoor space.

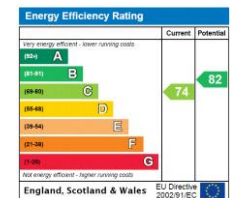
Entering via the main entrance of grand red brick building the flats kitchen and reception face south allowing for exceptional natural light. The living areas feature wooden flooring throughout.

The two double bedrooms are set at the rear of the property. The spacious principle bedroom features a wealth of built in storage. The second practical bedroom features direct access to the private outdoor space.

Brechin Place is excellently located within easy reach of a number of local coffee shops such as Hjem. As well as being just moment from Gloucester Road and South Kensington tube stations.

- Two bedrooms
- Private patio
- Wooden floors
- South facing

Asking Price £950,000



**Tenure:** Share of Freehold Lease 95 years

**Service Charge:** £1041.67

**Ground Rent:** £N/A

**Local Authority:** Royal Borough of Kensington and Chelsea

**Council Tax Band:** E

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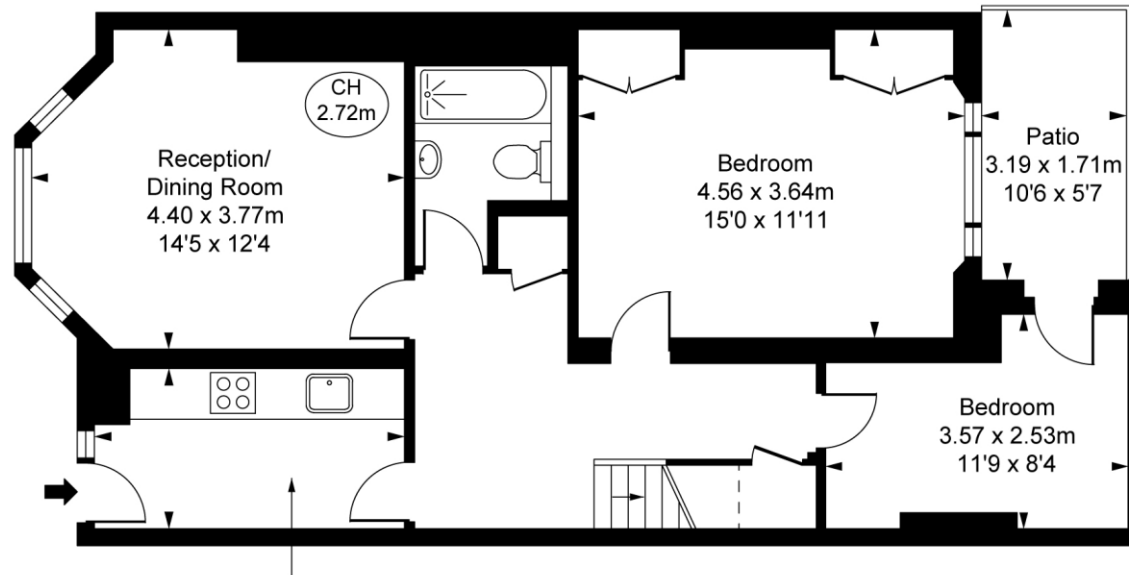
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## South Kensington, SW7

Approximate Gross Internal Area  
70.30 sq m / 757 sq ft

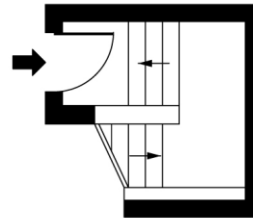
( Including restricted height  
under 1.5m [ - - - - - ] )

( CH = Ceiling Heights )



Lower Ground Floor  
Approximate Gross Internal Area  
66.35 sq m / 714 sq ft

Kitchen  
3.66 x 1.89m  
12'0 x 6'2



Ground Floor  
Approximate Gross Internal Area  
3.95 sq m / 42 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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