



DIRECT ACCESS TO COMMUNAL GARDENS

This substantial two bedroom (with additional study/storeroom) apartment is tastefully arranged over the raised ground floor of an immaculate red brick period conversion on a sought after garden square between Gloucester Road and Earls Court. The property comprises a grand reception room with four sets of floor to ceiling windows overlooking and with direct access to the stunning Bramham Gardens via a private paved patio, two large double bedrooms both with built in storage and ensuite bathrooms, an additional third study or store room, luxury kitchen and third family bathroom. Bramham Gardens is ideally located for the Earls Court and Gloucester Road tube stations (Piccadilly, District and Circle lines) as well as the many shops, bars and restaurants of Old Brompton Road.





ACCOMMODATION

2 Bedrooms : Study : 2 Bathrooms : Reception Room : Kitchen : Access To Communal Gardens : Private Paved Patio

LOCATION

Bramham Gardens is within easy reach of a wide variety of high-end shops and facilities of South Kensington, the shops of Earl's Court, Gloucester Road and Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road (District, Circle, and Piccadilly lines) and South Kensington stations (District, Circle and Piccadilly lines) to the City, the West End, and Heathrow.





CALL/EMAIL NOW TO BOOK AN APPOINTMENT TO VIEW OR DISCUSS



Terms

Price: £1,269 Per Week

Terms Deposit: 6 weeks rent

Length of tenancy: 12 to 36 months to be negotiated

Council Name: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Approximate Gross Internal Floor Area
1,130 sq ft / 104.9 sq m
Plus Storage Areas 123 sq ft / 11.4 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	82
EU Directive 2002/91/EC			



FEATURES

- Reception Room
- 2 Bathrooms
- Bay Windows / French Doors
- Council Tax Band: G / EPC Rating: C
- Furnished / Available Now
- G.I.A 1,130 Sq Ft/ 104.9 Sq M
- Private Patio / Wood Flooring
- Direct Access to Communal Gardens
- Red Brick Victorian Building / Great Location
- The Royal Borough of Kensington & Chelsea



0207 370 4343

<https://www.white-estates.co.uk/>

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA