

## Old Brompton Road, South Kensington SW5

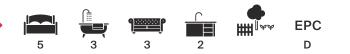


## Old Brompton Road, South Kensington SW5

A handsome five bedroom Grade II listed townhouse with an open aspect south-facing garden, situated in a prime location in South Kensington SW5.

This particular terrace of houses were formally known as Drayton Terrace and share similar architecture to the neighbouring and highly desirable houses at the north end of Drayton Gardens.

This charming Grade II listed period townhouse has been in the same family ownership since the early 1980s. It presents an extremely exciting opportunity to create a wonderful family home for its new owners. Several of the neighbouring properties have built rear extensions. This may be a consideration for this property subject to the necessary permissions and consents.



Asking price: £3,150,000 Tenure: Available freehold Local authority: Royal Borough of Kensington & Chelsea Council tax band: H Gloucester Road and South Kensington tube stations (Piccadilly, District and Circle Lines) are equidistant and approx. 0.3 miles away, providing fantastic transport links in and out of London.

Set back from the road with a good size front garden and an impressive mature tree which provides both appeal and privacy. This particular terrace of houses were formally known as Drayton Terrace and share similar architecture to the neighbouring and highly desirable houses at the north end of Drayton Gardens.

Entering on the raised ground floor to a bright, elegant hallway which gives access to a large open-plan kitchen/dining/reception room with pretty views to both front and back. There is access to a wonderful mature c.30 ft south-facing garden from this floor, perfect for al fresco dining.





Upstairs, on the half landing, there is a tranquil conservatory with uninterrupted views over the neighbouring gardens, perfect for reading. On the first floor to the front is the formal drawing room with ceiling heights of 3.23m and two large period windows. There is a double bedroom and shower room on this level. On the second floor are two further double bedrooms and a shower room. A large loft studio room is on the upper level.

The lower ground floor is currently configured as a self-contained apartment with a bedroom/study, bathroom and kitchen, that enjoys an abundance of natural light due to a light well. The lower ground floor also benefits from vault storage to the front opposite the front door.







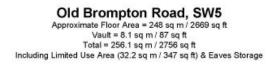


There are excellent local amenities such as Waitrose, a myriad of restaurants, bars and neighbourhood shops. The French Lycee and 'Little France' are very close. Various schools, including Falkner House, Glendower Prep School, Mander Portman Woodward (MPW) and Queen's Gate School, are on the doorstep too.

Nearby famous landmarks, museums and cultural institutions include the Victoria & Albert Museum (approx. 0.6 miles), The Natural History Museum (approx. 0.6 miles), The Royal Albert Hall (approx. 0.9 miles away), Kensington Palace (approx. 1.1 miles), Hyde Park (approx. 1 mile), Harrods (approx. 1.3 miles) and the Saatchi Gallery (approx. 1.2 miles).









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.

Knight Frank South Kensington 160 Old Brompton Road London SW5 0BA

I would be delighted to tell you more Rebecca Jane Higgins

## knightfrank.co.uk



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc. The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated April 2023. Photographs and videos dated April 2023.

All information is correct at the time of going to print. Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

