



Old Brompton Road, South Kensington SW5

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# 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:** £3,600,000

**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).





## Old Brompton Road, SW5

Approximate Floor Area = 248 sq m / 2669 sq ft

Vault = 8.1 sq m / 87 sq ft

Total = 256.1 sq m / 2756 sq ft

Including Limited Use Area (32.2 sq m / 347 sq ft) & Eaves Storage



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**

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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 April 2023. Photographs and videos dated April 2023.

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