



Bramham Gardens, London SW5



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Presenting an exceptional residence, this immaculate five bedroom apartment is arranged on the first and second floor of a handsome Victorian red brick conversion, overlooking a coveted garden square in SW5.

This is a rare and exciting opportunity to acquire a substantial family home spanning an impressive 2,182 sq ft, with residents' access to Bramham Gardens upon application process.



Asking price: £4,300,000

Tenure: Share of freehold plus leasehold, approximately 992 years remaining

Service charge: approximately £10,929 per annum, reviewed every year, next review due 2025

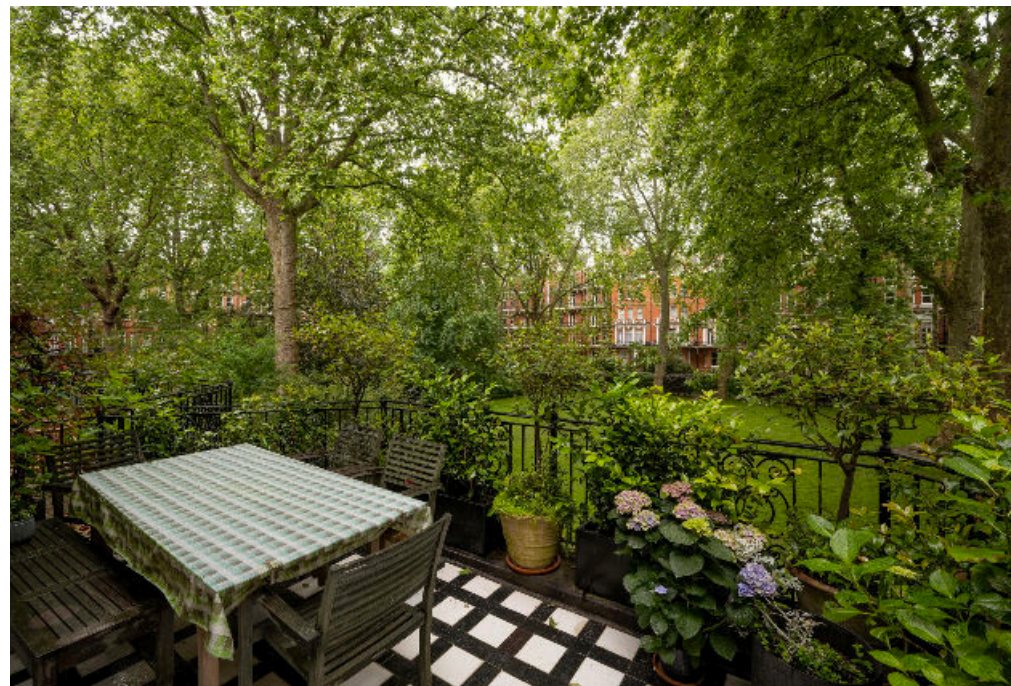
Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H





Upon entering the apartment on the first floor, a welcoming entrance hallway featuring a guest cloakroom and ample storage leads through to a spacious south-facing bay-fronted reception room, which is characterised by a striking ceiling height of 3.84 metres. The room is adorned with an attractive marble fireplace and four floor-to-ceiling French doors that open out on to a full-width balcony. Towards the rear of the first floor, there is a spacious playroom/study that can easily be converted into a double bedroom with an en suite bathroom if desired. A beautifully designed, bespoke kitchen, also located towards the rear, features an island, a modern hob, integrated appliances, a wine fridge, ample storage, and generous worktop space. A breakfast room adjoins the kitchen, leading to a terrace with picturesque green views, ideal for al fresco dining and entertaining.

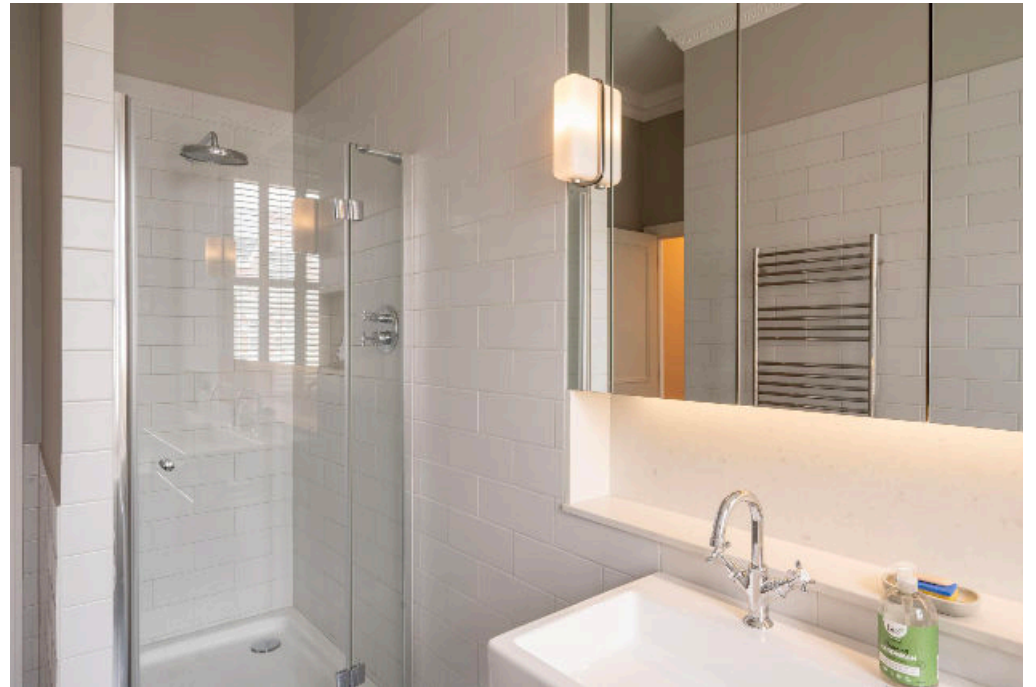
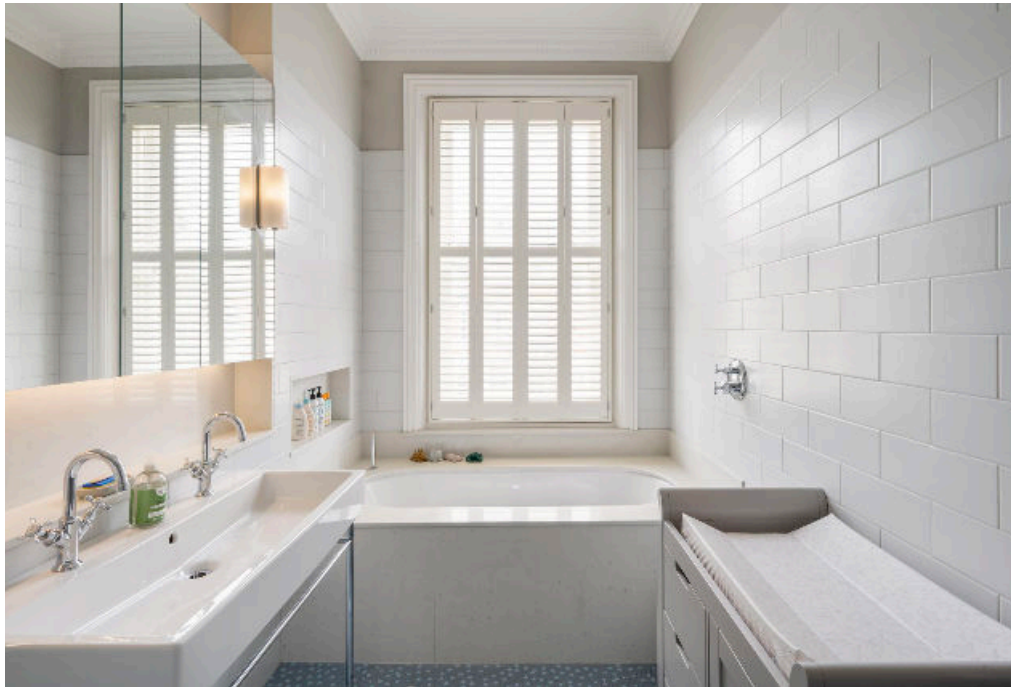


The principal bedroom is discreetly positioned upstairs and is served by an abundance of wardrobe storage and its own en suite. Two more good-sized double bedrooms with built-in storage are on this floor, along with a family bathroom featuring a walk-in shower and bath, as well as a separate utility room. Additionally, there is a second reception room on the half-landing, which can be converted to a double bedroom if desired

The property is offered in excellent condition and offers exceptionally well-balanced family accommodation with great natural light.

Located in a highly regarded area, the property quietly occupies a prime position on Bramham Gardens, a large 19th-century residential garden square. Its central location allows residents to enjoy the vibrant atmosphere and amenities of Gloucester Road, Earl's Court, and South Kensington, including a good selection of shops, bars, and restaurants.







The area is well served by a regular bus service, and the property is conveniently situated near Gloucester Road tube station, which are serviced by the Circle, District, and Piccadilly lines, enabling excellent transport connections to explore the city with ease.

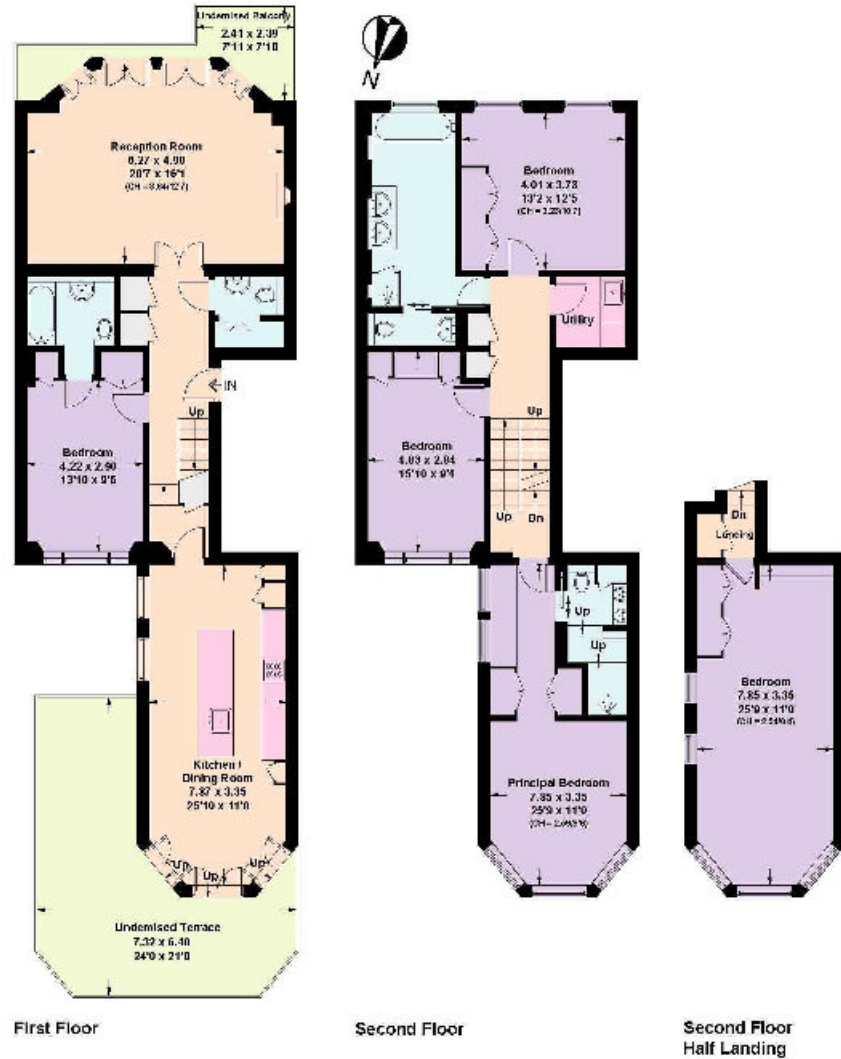
Several well-renowned schools are also conveniently located nearby, such as Wetherby School Kensington, Falkner House and Bousfield Primary School.

Nearby famous landmarks, museums and cultural institutions include the Victoria & Albert Museum, The Natural History Museum, The Royal Albert Hall, Kensington Palace, Hyde Park, Harrods and the Saatchi Gallery.



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Approximate Gross Internal Floor Area
202.7 sq m / 2,182 sq ft
Including Limited Use Area
(1.1 sq m / 12 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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