



Brechin Place, South Kensington SW7



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An elegant three bedroom duplex apartment, thoughtfully laid out across the third and fourth floor of a handsome red brick Victorian building on a prime residential street in South Kensington. The apartment benefits from a lift, air-conditioning and has sole access to an exemplary decked roof terrace with picturesque green views.

Upon entering the third floor, there is an impressive triple-window reception room with generous proportions and elegant wood flooring.



Asking price: £3,000,000

Tenure: Share of freehold plus leasehold, approximately 63 years remaining

Service charge: approximately £3,381 per annum, reviewed every year, next review due 2025

Ground rent: a peppercorn per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



Adjacent to the reception room is a well-appointed kitchen and dining area, featuring integrated appliances, ample cabinetry and plenty of worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

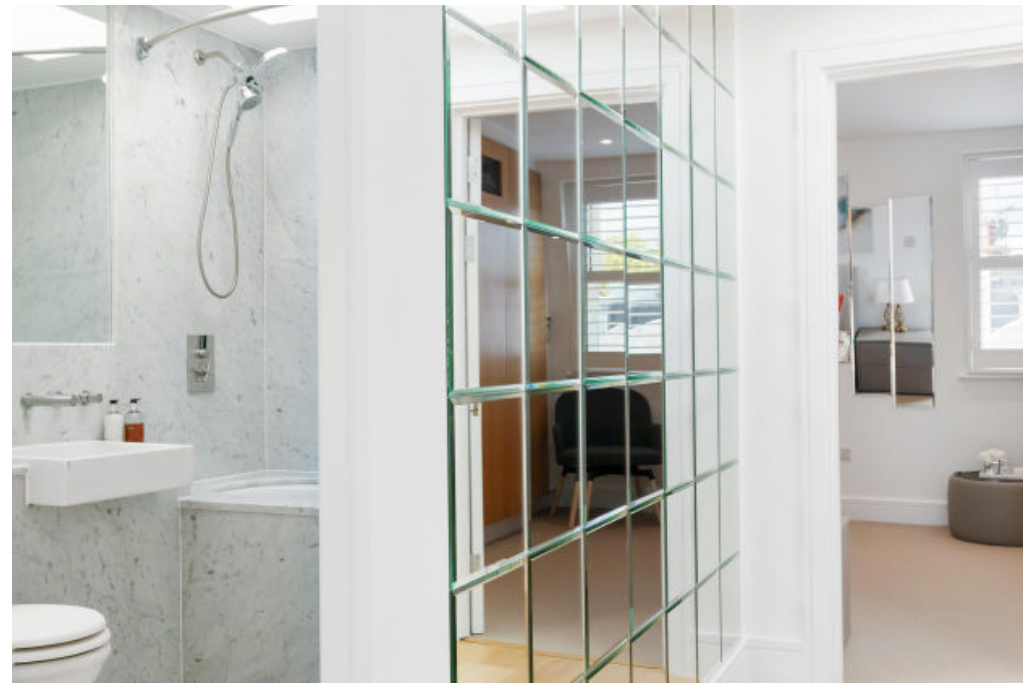
An elegant staircase leads upstairs, where the principal bedroom is discreetly positioned towards the rear. The principal suite is served by floor-to-ceiling wardrobe storage and a modern en suite with en suite including a bathtub, separate walk-in shower, and a dual vanity basin. The fourth floor also contains two additional well-proportioned double bedrooms that provide flexibility for guest accommodation, children's rooms, or a home office, all of which are served by a second family bathroom.

This apartment also enjoys exclusive access to a decked roof terrace, ideal for outdoor entertaining and al fresco dining. The residence combines period charm with modern conveniences, creating a refined living space in a highly desirable location.





Brechin Place is a desirable residential street lined with handsome red brick Victorian buildings, situated at the south end of Gloucester Road. The property is in close proximity to Old Brompton Road, where residents enjoy a vibrant mix of boutique shops, cafes, and renowned restaurants. Cultural landmarks such as the Victoria and Albert Museum, the Natural History Museum, and Hyde Park are within close proximity. Excellent transport links are provided by Gloucester Road and South Kensington stations, offering quick access to the West End, the City, and Heathrow.

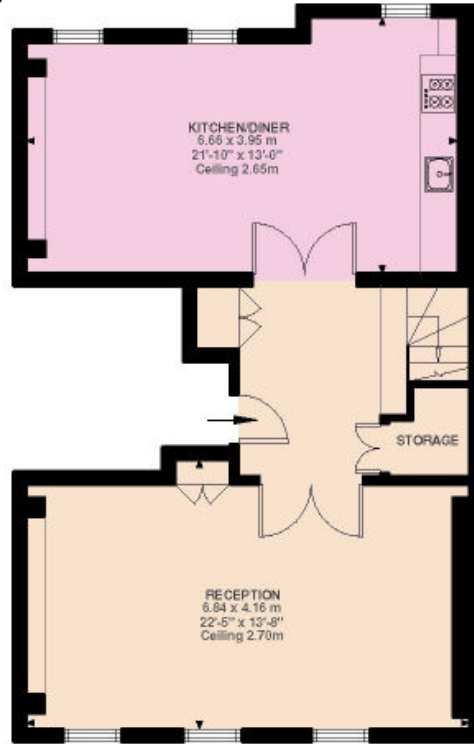




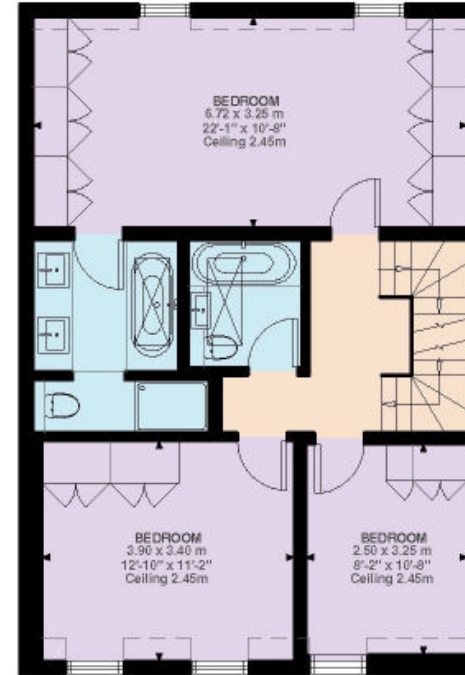
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Approximate Gross Internal Floor Area
131.51 sq m / 1,416 sq ft

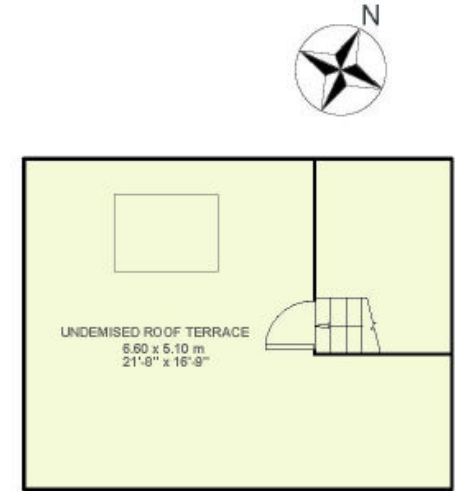
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Third Floor
693 ft²



Fourth Floor
722 ft²



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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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