

An exquisitely refurbished penthouse apartment (with lift and air conditioning) positioned on the top floor of a well-run purpose-built block, overlooking Bramham Gardens; one of the most sought-after and dog friendly communal gardens in South Kensington.

In 1987, a unique scheme of works was carried out, doubling the size of the apartment to create 2,163 sq ft of lateral living space with additional attic space. More recently in 2012, the flat was meticulously refurbished by the current owners under the expert supervision of Italian architects "Studio Stefano Berard & Nicola Girardi". Every detail has been considered in this exquisite refurbishment, down to door handles and intelligent lighting design.

The apartment is entered on the 5th floor where a reception hall provides a wonderful sense of arrival. A mosaic on the floor instantly gives an insight into the attention to detail that has been incorporated into the design of this unique flat. The reception room is an outstanding room with a ceiling height of 3m and generous reception space in which to relax or entertain. This elegant room benefits from double doors opening out onto a balcony on one side, and to the other, views over and a door leading out onto a private terrace. There is excellent concealed storage as well as a gas fireplace which creates a wonderful focal point to the room.

Adjacent is a fully fitted bespoke kitchen, with a lovely outlook and an abundance of natural light. The kitchen is a bespoke Italian-made design with built-in appliances, 2 fridge/freezers and there is a service door allowing for the ease of taking bins out, collected daily by the porter. Next to the kitchen is a dining room which also benefits from excellent natural light and is easily accessible from the kitchen and drawing room. The table comfortably seats 8 and is surrounded on one side by storage and shelving.









The private patio is overlooked by the drawing room, dining room and bedroom three through 3 large windows, each of which is equipped with automated blinds. The patio was renovated in 2023.

The master bedroom suite is of excellent size and offers views towards the communal gardens and being south facing, benefits from excellent natural light. There is built-in storage, a walk-in wardrobe and an en-suite bathroom with a treadmill and a large window which is fitted with a blind for privacy.

French doors also open out onto a balcony from the bedroom which is most attractive. Bedroom two is a double bedroom which, if required, is interconnected with the main bedroom. This room benefits from a walk-in wardrobe and an en-suite bathroom. There is also another room, currently used as a study or bedroom four which overlooks the gardens. This room also benefits from ample built-in storage.

Bedroom three (opposite the dining room) is a most versatile space, benefitting from an en-suite shower room and can be used as another study, playroom, or study and reading area.

The flat also benefits from a discreetly positioned guest cloakroom, a convenient utility room, air conditioning throughout and an audio-visual system. 29 Bramham Gardens also benefits from a porter.

Bramham Gardens is accessible exclusively to local residents and is a most charming garden square. Gloucester Road underground station is 0.5 miles away and Earls Court station is 0.2 miles away. Within easy reach are the vast array of world-class amenities on offer in South Kensington, as well as in the surrounding areas of Chelsea, Knightsbridge and Kensington.

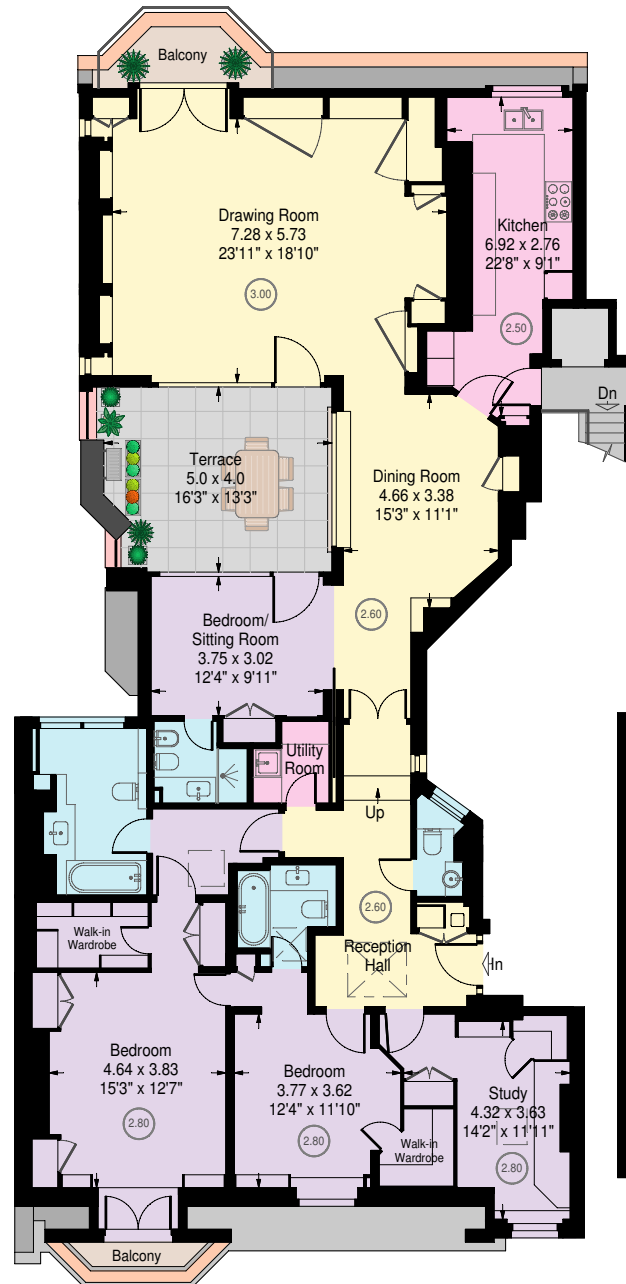




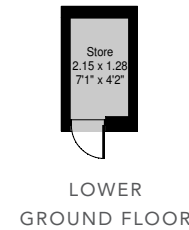






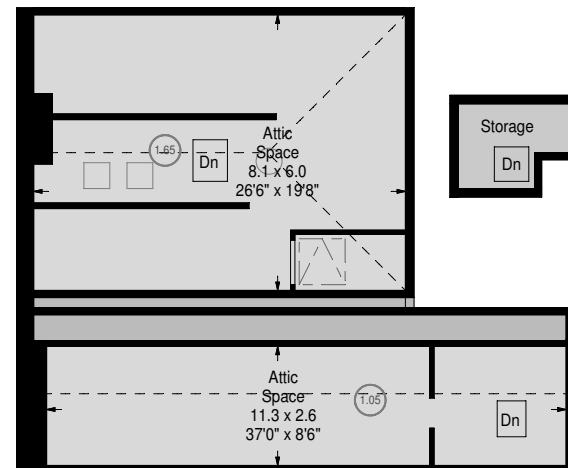


FIFTH FLOOR (PENTHOUSE)



LOWER
GROUND FLOOR

(x.x) - Ceiling height (max)



ATTIC SPACE
OVER FIFTH FLOOR

APPROXIMATE FLOOR AREA

281.5 sq.m / 3,030 sq.ft

Including Attic Space: 77.8 sq.m / 837 sq.ft

Including Store: 2.8 sq.m / 30 sq.ft

Gross External Area (Terrace and Balconies): 25 sq.m / 269 sq.ft

ASKING PRICE

£4,500,000

TENURE

Leasehold with a share of freehold

SERVICE CHARGE

Approx £8,575 per annum including
contribution to reserve fund

GROUND RENT

£15 per annum

EPC

E

COUNCIL TAX BAND

G

LOCAL AUTHORITY

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