



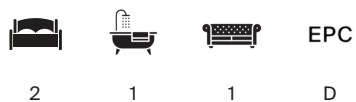
## OLD BROMPTON ROAD

South Kensington, SW7



## CURVED BALCONY APARTMENT WITH NATURAL LIGHT IN EGERTON COURT

A bright and well-proportioned two-bedroom apartment occupying a distinctive curved footprint on the first floor of an elegant period building with lift access.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: F

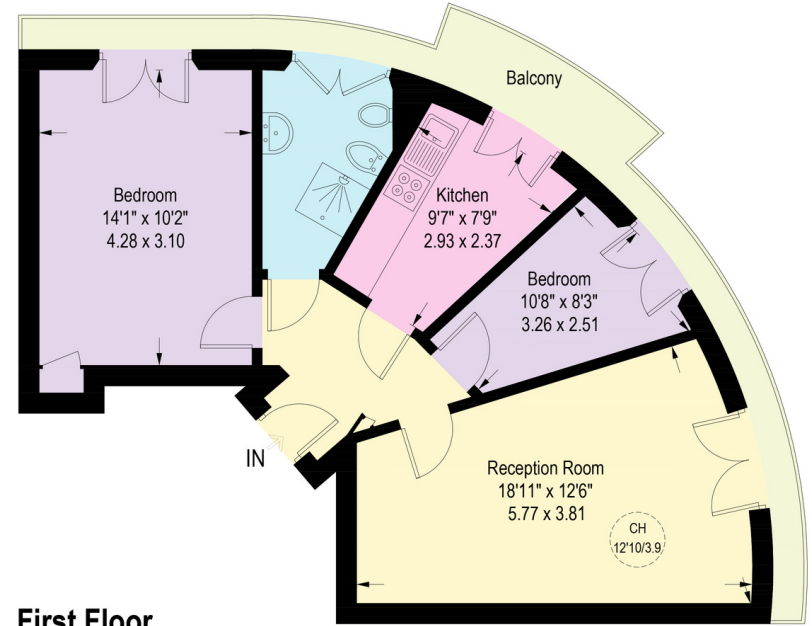
Tenure: Leasehold with approximately 100 years remaining

Ground rent: Peppercorn

Service charge: £5,538 per annum, reviewed every year

**Guide Price: £795,000**

Entered via a central hallway, the apartment opens into a generously sized reception room, notable for its impressive ceiling height and attractive original features, creating a welcoming and characterful space for relaxing or entertaining. Large windows allow for excellent natural light, enhancing the sense of openness throughout. The separate eat-in kitchen is thoughtfully arranged to maximise storage and preparation space and opens directly onto a private balcony - a valuable extension of the living area, particularly appealing during the summer months for morning coffee, dining or outdoor space. The principal bedroom is well proportioned and peacefully positioned away from the reception room, while a second bedroom offers excellent flexibility as a guest room, study or occasional bedroom, making the apartment equally suited to professionals, couples or pied-à-terre use.



**First Floor**

Old Brompton Road, SW7  
 Approximate Gross Internal Area = 55.9 sq m / 602 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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