



BRAMHAM GARDENS | PRIME GARDEN SQUARE SW5

# A RAISED GROUND FLOOR WITH HIGH CEILINGS OVERLOOKING THE GARDENS

Welcome to Bramham Gardens, a tranquil oasis in a beautiful and secluded pocket of South Kensington. Having been in the same ownership for a great many years, this property has proved its worth as a solid and reliable investment and is now ready to start a new lease of life with someone looking for high ceilings, period features and fantastic space. Perfectly situated on the garden square, with southerly orientation from the vantage point of the eastern end of the north terrace, from which point you can enjoy from the comfort of your own reception room bay window, maximum appreciation of the communal gardens.





## ACCOMMODATION

Entrance Hall: Reception Room: Bedroom: Bathroom: Kitchen

## LOCATION

Bramham Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and South Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.



**VIEWS OF AND ACCESS TO THE SPLENDID COMMUNAL GARDENS**

## PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Please check Ofcom

Mobile Checker

**Broadband speed:** Please check Ofcom

Broadband Checker

**Parking Arrangements:** Street Parking Permit  
Required

Terms

**Price: £780,000**

Tenure: Share of freehold

Lease: 999 years from 25th March 2007

Ground Rent: N/A

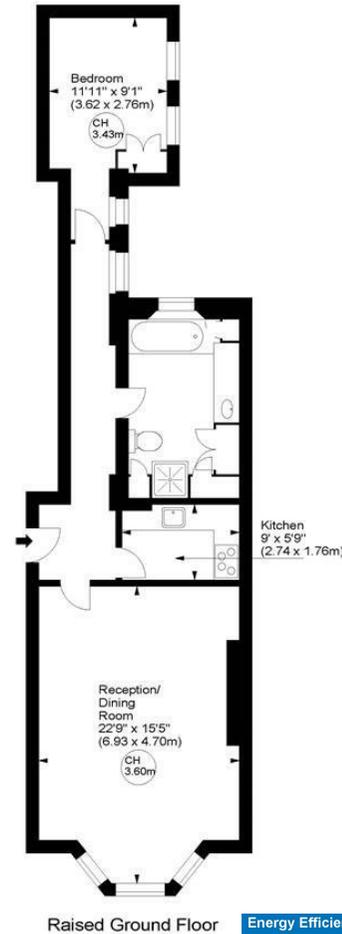
Quarterly Service Charge in Advance: £1717

Local Authority: The Royal Borough of Kensington and

Chelsea Council Tax Band: G + Garden Square Supplement

## Bramham Gardens, SW5

Approx. Gross Internal Area  
742 Sq Ft - 68.93 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	83
EU Directive 2002/91/EC			

## FEATURES

- 3.6 m ceiling height / Close to 750 sq ft i.e. the size of a 2 bedroom
- Access to communal gardens
- Bay window
- Bathroom the size of a bedroom
- Separate kitchen
- Period features
- Quiet, tranquil position on square
- South facing
- Grand Victorian period building
- A superb raised ground floor that should be seen to appreciate the opportunity

**WHITE**  
**ESTATES**

0207 370 4343

www.whiteestates.com

sk@white-estates.co.uk

176 Old Brompton Road, London, SW5 0BA