



**FLAT 45, ST GEORGES COURT, BROMPTON ROAD, LONDON, SW3  
£775 PER WEEK UNFURNISHED**

**An unfurnished and particularly bright lateral  
apartment with wooden floors.**

**Knightsbridge & Chelsea | 0207 589 6616 | [knightsbridge@winkworth.co.uk](mailto:knightsbridge@winkworth.co.uk)**

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.



## DESCRIPTION:

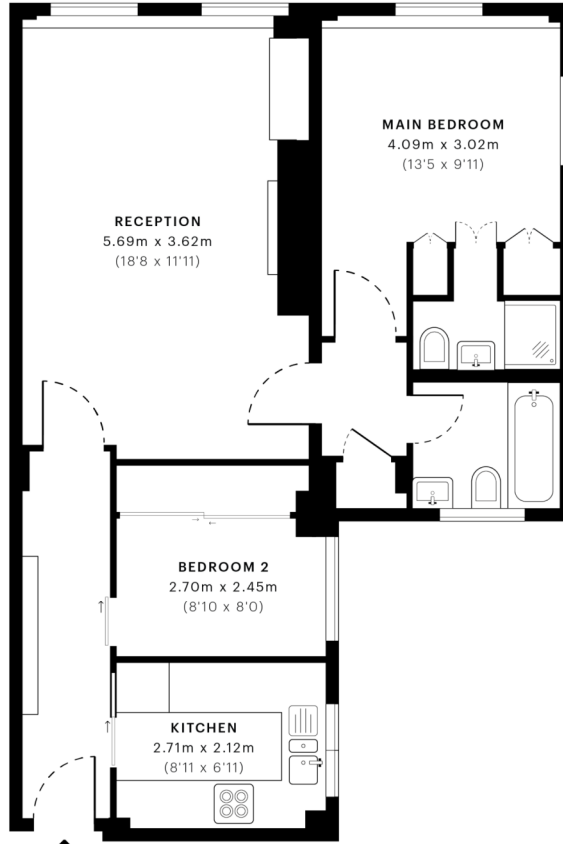
An unfurnished lateral apartment with wooden floors and great standards throughout. Consisting of two bedrooms (one of which is a single), two bathrooms, a living room and a separate kitchen.

The flat is situated on the fourth floor (with lift) of this exclusive portered, purpose-built building, moments from South Kensington tube station.

Gas heating and hot water are included in the rent.

- Two bedrooms
- Two Bathrooms
- Fourth floor with Lift
- Portered Building





— Fourth Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
59.23 sqm / 637.55 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
54.07 sqm / 582.00 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.67 sqm / 642.28 sqft  
IPMS 3C RESIDENTIAL 54.72 sqm / 589.00 sqft

SPEC ID 6217b4e82aacad0dba0f9842

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

