



Brechin Place, South Kensington, SW7

£895,000 (Offer in Excess of) *Share of Freehold*

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A beautifully maintained garden flat set on a prime South Kensington address, combining period charm, modern comfort and outdoor living.

KEY FEATURES

- One Double Bedroom
- Second Additional Room
- Private Terrace
- Direct Access to Residents only Gardens
- Share of Freehold
- Prime South Kensington Address



South Kensington Sales

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The property features a generous principal bedroom, a second room with substantial removable storage and which is currently being used as a guest bedroom, a family bathroom and a separate guest WC. A standout feature is the wonderful private terrace overlooking the beautifully maintained residents' gardens, with direct access for a small number of residents.

Well-presented throughout, the flat occupies the lower ground floor of an elegant red-brick period conversion and benefits from a Share of Freehold. The thoughtful layout offers excellent flexibility, making it ideal for those seeking a spacious one-bedroom home with a good sized second room that can be dedicated to guests or for home working. The peaceful setting creates a superb sense of privacy and tranquillity in the heart of London.

Brechin Place is located between Hereford Square and Old Brompton Road and is a short walk to either Gloucester Road and South Kensington Underground stations and conveniently located for Heathrow or Gatwick airports. The property is moments from the area's excellent shops, cafés and restaurants, while the open green spaces of Kensington Gardens and Hyde Park are within easy reach.





MATERIAL INFO

Tenure: Share of Freehold
Term: 983 year and 4 months
Service Charge: £1,750 per annum
Ground Rent: £0
Council Tax Band: G
EPC rating: C

BRECHIN PLACE SW7

APPROX. GROSS INTERNAL AREA *

846 Ft² - 78.65 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.
* As Defined by RICS - Code of Measuring Practice



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY SERVICES

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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