



# 34 Brechin place

London, SW7

An attractive two bedroom flat on the second floor of this red brick Victorian building, ideally situated close to all the shopping and transport facilities of Gloucester Road.

The property features a spacious and bright reception room with working gas fireplace, a separate contemporary kitchen, two double bedrooms with built-in wardrobes and modern shower room. The property benefits from both a South and West aspect, therefore flooded with natural light.

Brechin Place is home locally to a number of brilliant preparatory schools, senior schools, bars, restaurants and boutique shops. Hyde Park, Fulham Road, Brompton Road and Kings Road are all moments away.

**Asking Price:** £1,250,000 Subject to Contract

**Tenure:** Leasehold (newly granted 250yr lease)

**Local Authority:** The Royal Borough of Kensington & Chelsea

**Council tax band:** D

**Service Charge:** £700 per quarter

**Ground Rent:** Peppercorn

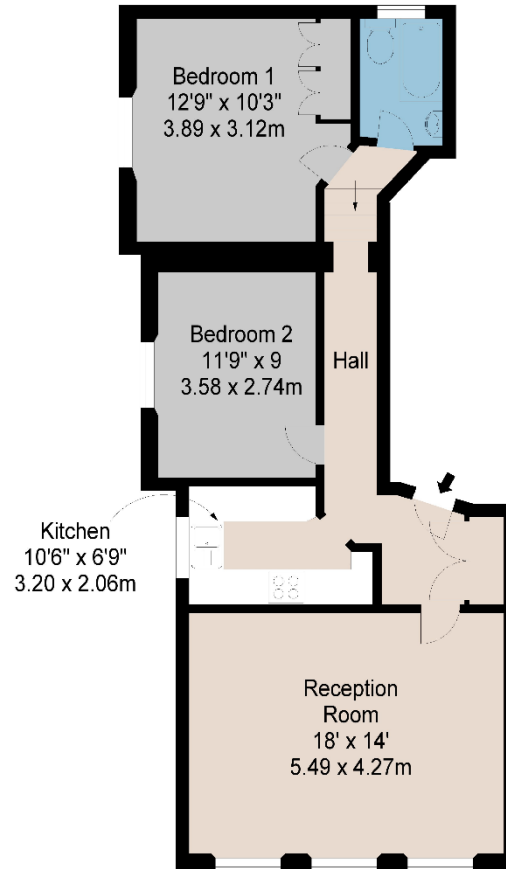




**Prime Location | new 250yr Lease | Excellent Condition | Two Double Bedrooms**

**BRECHIN PLACE SW7**  
**APPROX. GROSS INTERNAL AREA \***  
**769 Ft<sup>2</sup> - 71.44 M<sup>2</sup>**

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  
 (Measurements Taken From Supplied Plans)



SECOND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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