

BRECHIN PLACE | SW7

Winkworth



# Flat 1, 21 Brechin Place,

London, SW7 4QD

A fabulous two bedroom flat with a private patio garden on the lower ground floor of this mid-terrace South facing period conversion that is ideally situated north of the Old Brompton Road close to the many amenities of both Gloucester Road and South Kensington.

This spacious flat extends to 989sq/ft (91sq/m) of well-arranged and thoughtfully designed accommodation that has been the subject of an intensive programme of refurbishment including new wiring and new plumbing throughout. Of particular mention is the large South facing reception room with two large sash windows and set of French doors that lead to a split-level full width patio that offers 270sq/ft of outside space with an ideal orientation. Two double bedrooms are served by an impressive family bathroom that has been kitted out with Fired Earth tiles and sanitary ware. Further to this there is a cleverly designed guest WC, as well as ample storage throughout the flat that is ideally accessed from the ground floor within the building.

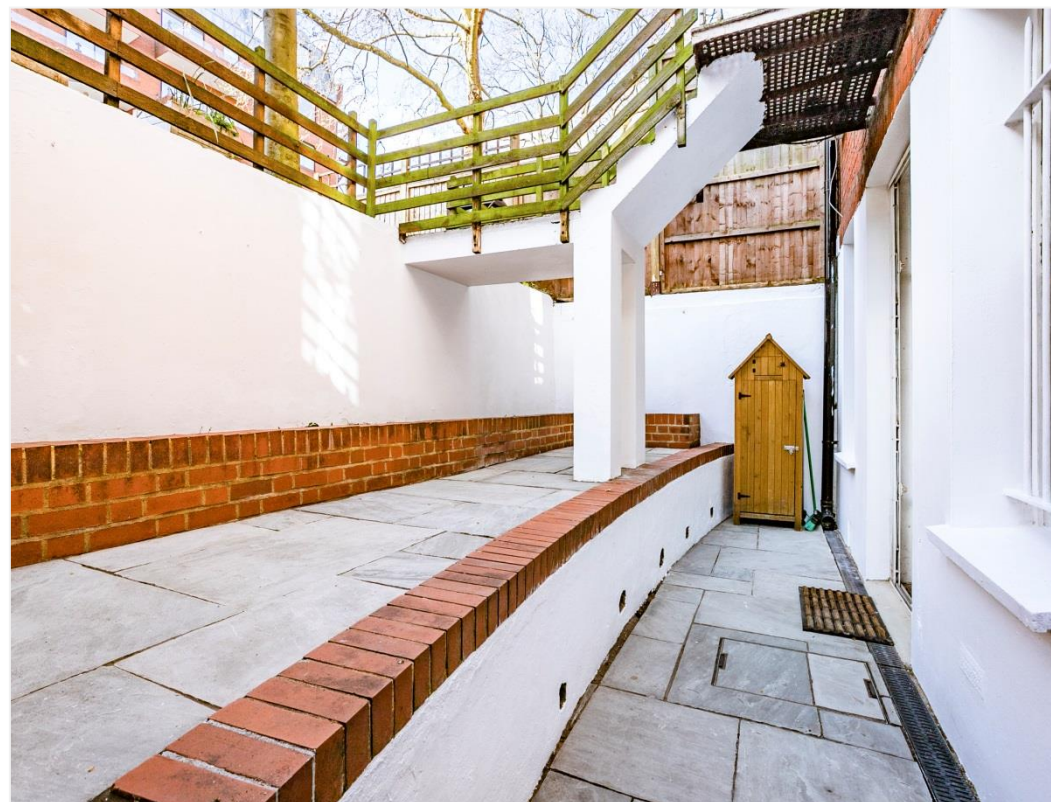
**PRICE:** £1,100,000 Subject to Contract

**TENURE:** Share of Freehold

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band F

**SERVICE CHARGE:** £1,200 per annum





- **Ground floor entrance**
- **Kitchen with breakfast bar**
- **Large reception room**
- **Two bedrooms**
- **Bathroom**
- **Storage**
- **Patio garden**

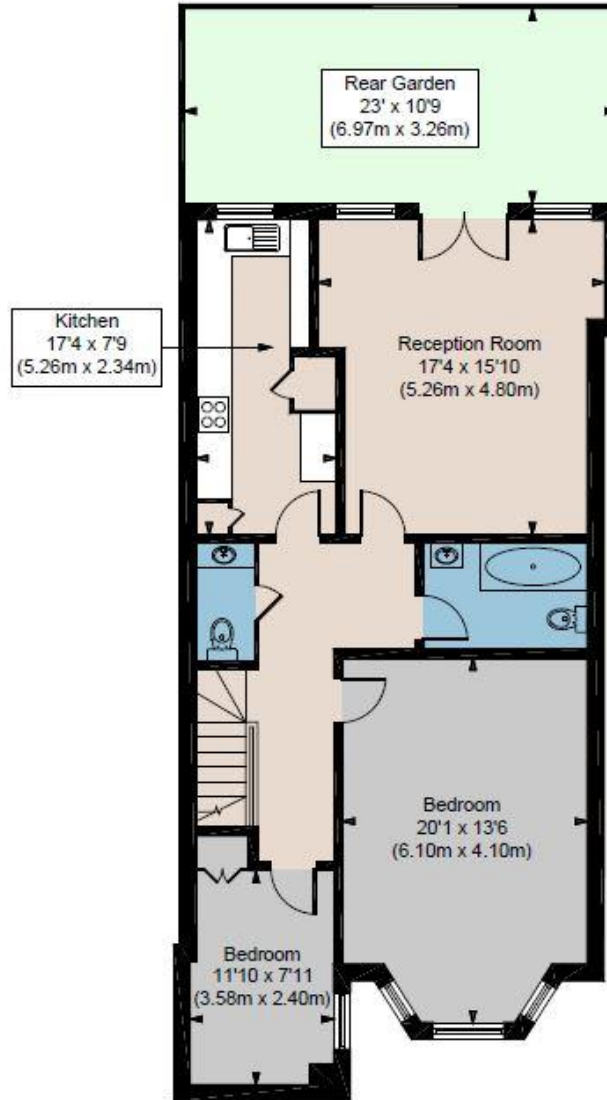


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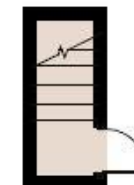
APPROX. GROSS INTERNAL AREA \*  
989 Ft<sup>2</sup> - 91.88 M<sup>2</sup>

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



LOWER GROUND FLOOR



GROUND FLOOR

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>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



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See things differently

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.

