



Brechin Place, South Kensington, SW7

£980,000 *Share of Freehold*

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A beautifully maintained garden flat set on a prime South Kensington address, offering a wonderful combination of style, comfort, and outdoor living. The property features a generous principal bedroom, a well-proportioned second bedroom, and the rare benefit of a private terrace overlooking the beautifully landscaped residents' gardens, to which the property also enjoys direct access.

KEY FEATURES

- Two Bedrooms
- Private Terrace
- Direct Access to Residents only Gardens
- Share of Freehold
- Prime South Kensington Address



South Kensington Sales

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Presented in excellent condition, the flat occupies the lower ground floor of an elegant red-brick period conversion and benefits from a Share of Freehold. The thoughtful layout and peaceful setting create a superb sense of privacy and tranquillity in the heart of London.

Brechin Place is located between Hereford Square and Old Brompton Road. Perfectly positioned, the property is moments from the shops, cafés and restaurants of South Kensington, with Gloucester Road and South Kensington Underground stations close by, and the open spaces of Kensington Gardens and Hyde Park within easy reach.





MATERIAL INFO

Tenure: Share of Freehold
Term: 984 year and 0 months
Service Charge: £1750 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

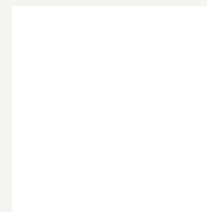


Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or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