





# Flat 4, 8 Brechin Place,

London, SW7 4QB

An extremely bright and well-arranged two bedroom flat on the second floor of this south facing, red brick period conversion. This charming flat has been re-carpeted and redecorated and as a result is well presented throughout and could be moved into at little or no expense to the incoming purchaser.

The flat extends to 670sq/ft (62sq/m) of accommodation with two bedrooms quietly situated at the rear that enjoy a green and leafy view towards the roof tops of Hereford Square.

At the front is a full width reception room with high ceilings and three large sash windows that provide an abundance of natural light into this ideal entertaining space that provide ample room for dining.



**ASKING PRICE:** £995,000 Subject to Contract

**TENURE:** Share of Freehold (Leasehold 999 year remaining)

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

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** £2,840 per annum (of which £1,174 is reserve fund)







**LOCATION:**

Brechin Place is situated minutes' walk from both South Kensington and Gloucester Road tubes as well as a variety of shops, restaurants and cafes.

**Entrance hall | Reception room | Kitchen | Two bedrooms | Bathroom | Storage**

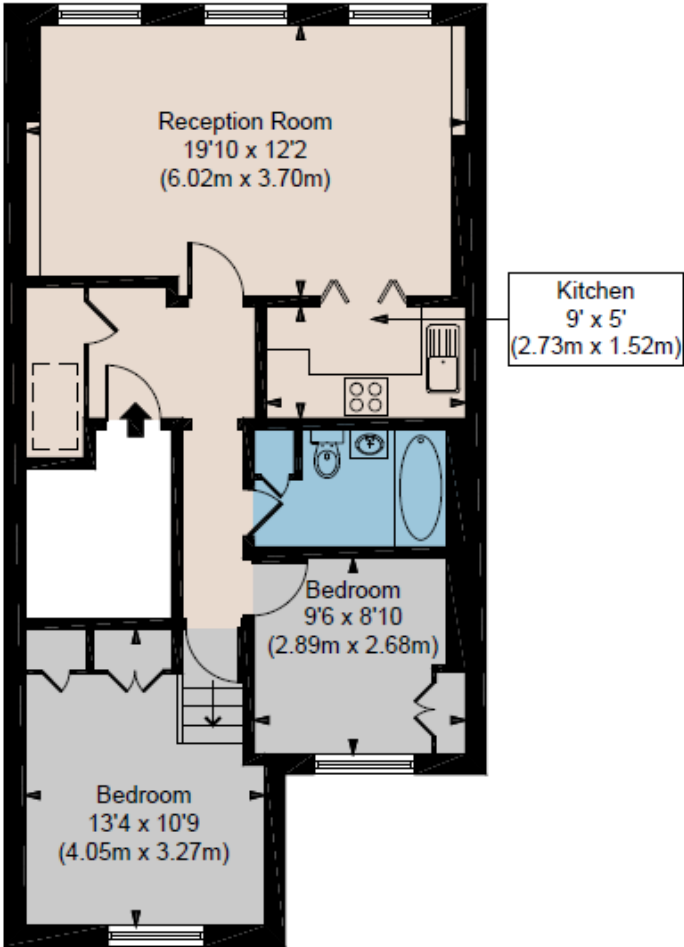
BRECHIN PLACE SW7

APPROX. GROSS INTERNAL AREA \*  
670 Ft<sup>2</sup> - 62.2 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

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



Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         | 80        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



South Kensington Sales | 020 7373 5052

See things