



Bramham Gardens, SW5

**STRUTT & PARKER**  
BNP PARIBAS GROUP 



## Bramham Gardens, SW5

A superb lateral three bedroom top floor flat (with lift) and roof terrace.

Offering vast lateral space, this super flat enjoys plenty of living and entertaining space with a stunning large roof terrace.

Principal suite | Second suite | Third suite  
Guest WC | Drawing room | Dining area | Roof terrace | Lift | Communal gardens | EPC D

This property comprises a principal bedroom with en suite bathroom, two further double bedrooms with en suite shower rooms, guest cloakroom, a large reception room with dining area and kitchen. The flat is presented in good order and benefits from a terrace offering far reaching chimney pot views of the London skyline and use of communal gardens by separate negotiation.

Bramham Gardens is unique in that it allows dogs. One of the only garden squares in The Royal Borough of Kensington & Chelsea that does.

### Terms

**Tenure:** Share of Freehold (999 years remaining from December 2017)

**Service Charge:** £6,700 per annum (incl reserve fund) (approx)

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

**Guide Price:** £2,600,000



## South Kensington

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