

# Bramham Gardens

Earls Court, SW5



## An exceptional two-bedroom first floor apartment

A superb two-bedroom, two-bathroom first-floor apartment set within an attractive red-brick Victorian building on a sought-after, tree-lined residential street in SW5.



**1 RECEPTION ROOM**



**2 BEDROOMS**



**2 BATHROOMS**



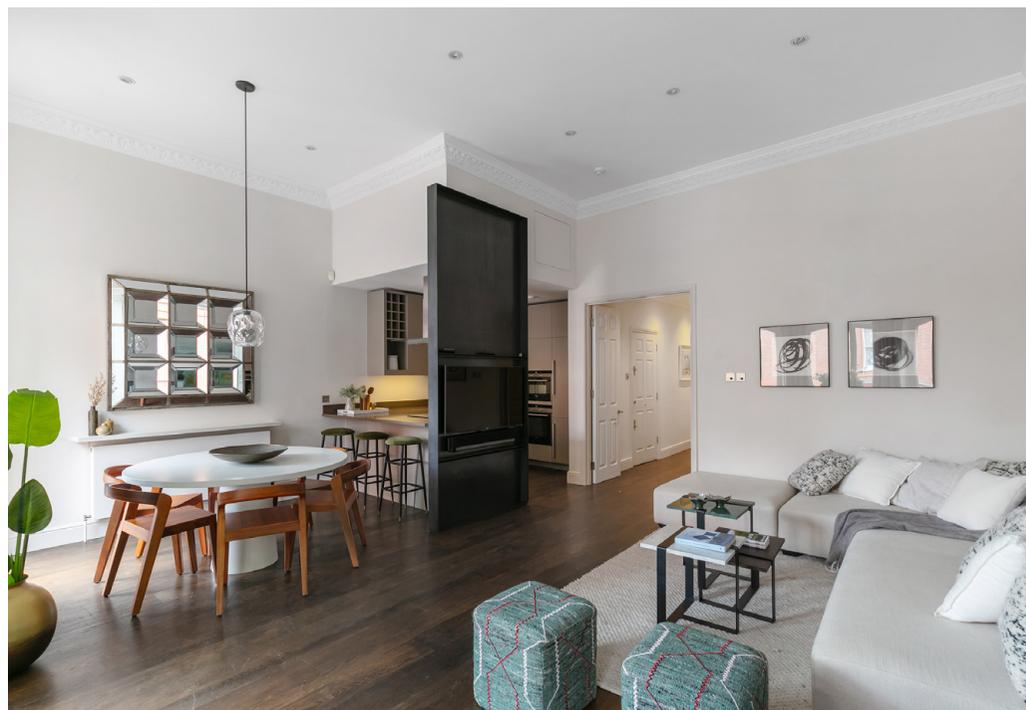
**SHARE OF FREEHOLD**



**913 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

At the front of the home is a bright, generously sized open-plan kitchen and reception space. Floor-to-ceiling French doors open directly onto a delightful balcony ideal for outdoor dining and hosting while the impressive 3.5m ceiling height adds further volume and elegance to the room.

To the rear are two well-sized double bedrooms, both benefiting from the same 3.5m ceilings. The principal bedroom includes an en suite shower room with a walk-in shower, and both bedrooms feature large bay windows that bathe the rooms in natural light and provide pleasant outlooks. A separate second bathroom is accessed from the hallway.

Positioned on one of SW5's most desirable streets, the apartment combines refined city living with the enduring character of Victorian design, right in the heart of the postcode.

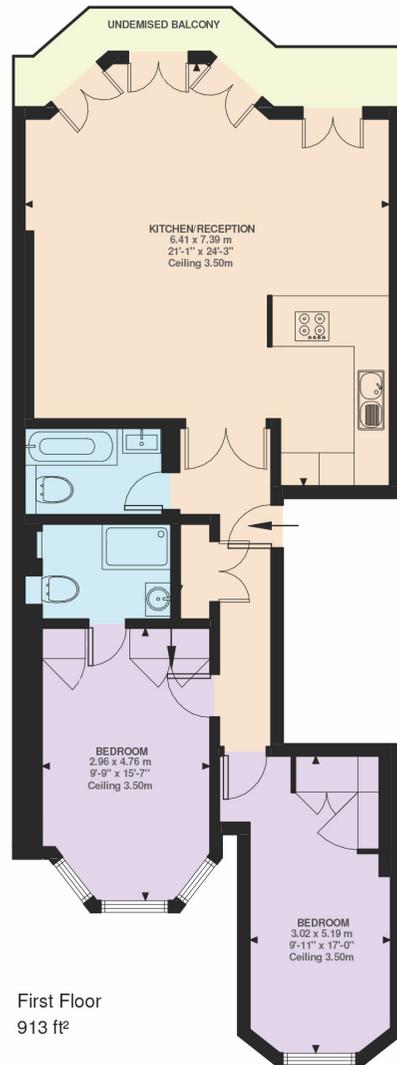
### Location

Bramham Gardens is an award winning stunning communal garden square. It is run incredibly well and has the added benefit of allowing dogs.

Bramham Gardens is a popular, secluded, and private garden square located just north of Old Brompton Road and The Boltons so well placed for the nearby restaurants and the transport links of both Gloucester Road and Earls Court.







## Floorplans

**Gross internal area 913 sq ft (84.83 sq m)**

For identification purposes only.

## General

**Tenure:** Share of Freehold, 999 years from 25 March 2014

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

**Service Charge:** £4,600 per annum

**Ground Rent:** Peppercorn

**Council Tax:** Band G

**EPC Rating:** C

**Parking:** Parking permit

**Mobile coverage and broadband:** Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## South Kensington

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