

Top Floor Flat, Breachin Place



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Perfectly situated upper floor apartment in an elegant Victorian townhouse.

Constructed in red brick, the townhouses of Brechin Place date from the late nineteenth century and are distinguished by their handsome late Victorian architecture. Like many of the surrounding properties, number 24 has been thoughtfully converted into apartments, and occupying its upper two floors, the flat extends to approximately 1,257 sq ft.

Accessed via a second-floor entrance, stairs rise to the third floor, where the generous living space unfolds. Contemporary interiors balance seamlessly with period features, including three attractive sash windows that flood the home with natural light. Engineered wood flooring, laid in a herringbone pattern, runs throughout, complementing the refined aesthetic.

The open-plan kitchen is both stylish and practical, featuring sleek black cabinetry and a striking high-veined marble island incorporating a gas hob. A subtly defined lower dining area creates a natural distinction between cooking and entertaining spaces, while beyond, the light-filled reception room provides an inviting setting for everyday living. A fireplace forms an attractive focal point, complemented by bespoke full-height fluted panelling that cleverly conceals extensive storage, alongside a useful cupboard above the staircase. Stairs descend to a lower landing where French doors open onto a private balcony.

The fourth floor is dedicated to the bedroom accommodation. The principal suite occupies the front of the apartment and features a spacious fully fitted walk-in wardrobe, a well-appointed en suite bathroom and French doors opening onto a second balcony. To the rear, a further double bedroom enjoys built-in wardrobes and is served by a contemporary shower room.



The apartment benefits from two private balconies, each offering a different perspective of South Kensington. Accessed from the living accommodation, the principal balcony is tiled and enclosed by low painted walls, creating a secluded outdoor room with leafy views over the gardens below and the rooftops of SW7. Perfect for morning coffee, al fresco dining or evening drinks, it provides a peaceful extension of the living space.

The second balcony, accessed from the principal bedroom, is framed by traditional cast iron railings and enjoys views across the handsome façades of Brechin Place, neighbouring rooftops and towards Old Brompton Road. Providing an elevated vantage point rather than a seating area, it offers a wonderful sense of the surrounding architecture and skyline.

Location

Brechin Place is a quiet residential street in a prime South Kensington setting just off the Old Brompton Road with its excellent amenities, including a vast selection of restaurants, bars, cafes and shops. The area benefits from excellent transport connections, with both South Kensington and Gloucester Road underground stations a short distance away providing direct access to the District, Circle, and Piccadilly lines. Those travelling by car will benefit from rapid routes to the West and Heathrow Airport via the M4.

Postcode region: SW7

General

Local Authority: The Royal Borough of Kensington and Chelsea
Service Charge: £7,452 per annum (includes sinking fund contribution)
Council Tax: Band G
EPC Rating: D
Parking: Residents' parking
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

1,257 sq ft (116.8 sq m)
Moments from Old Brompton Road | Stunning contemporary interiors
Two bedrooms | Balcony
Share of Freehold Residential

Guide price £1,850,000



Brechin Place, SW7

Approximate Gross Internal Area = 1257 sq ft / 116.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 11 sq ft / 1.0 sq m
Total = 1268 sq ft / 117.8 sq m



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