



Brechin Place, South Kensington, SW7

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Brechin Place, South Kensington, SW7

A spectacular three bedroom apartment with a perfect balance of space, a private patio plus access to a stunning communal garden located in the heart of South Kensington.

Three bedrooms | One reception room | Two bathrooms | Residents' parking | Garden Patio | Communal Gardens
EPC Rating C

This superb split level apartment is perfectly arranged between the raised ground floor and lower ground floor of a handsome red brick period conversion. The balance of space and room proportions are excellent, providing a perfect separation between the living area and bedrooms.

The current owner occupier has cared for the property and presents it with a wonderful elegance, whilst maintaining a homely feel. The accommodation comprises a reception room with an open plan kitchen/dining room, study, three bedroom's, principal en suite bathroom plus an additional family bathroom. In addition, the property benefits from a superb private patio which leads directly into the most stunning communal garden. The private garden square at the rear of the property is privately owned between the residences and managed with great pride.

Terms

Tenure: Share of Freehold. Lease Expiry: 12/12/2100 (77 years remaining)

Service Charge: £1000 per annum

Ground Rent: Peppercorn

Council Tax: Band F

Local Authority: The Royal Borough of Kensington and Chelsea

Asking Price: £2,450,000

South Kensington

90 Old Brompton Road, London, SW7 3LQ

020 7581 7000

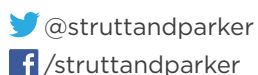
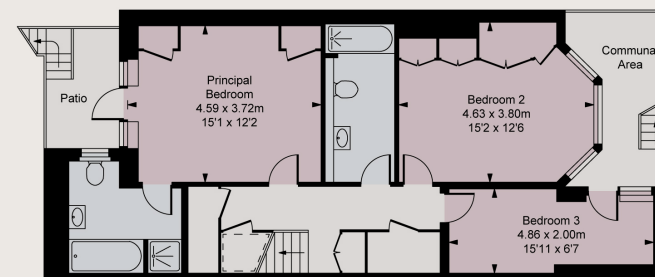
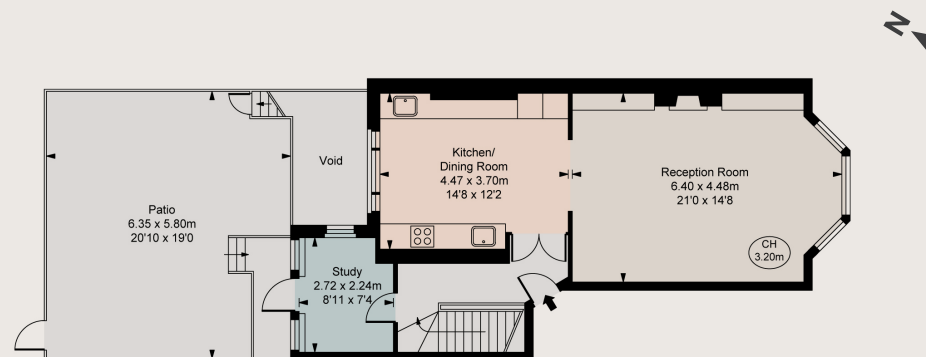
southken@struttandparker.com



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Gross Internal Area 1,369 sq ft (127.17 sq m)
For identification purposes only.



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