



Brechin Place, South Kensington, SW7

For the finer things in property.



# 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**

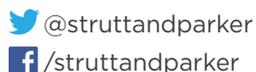
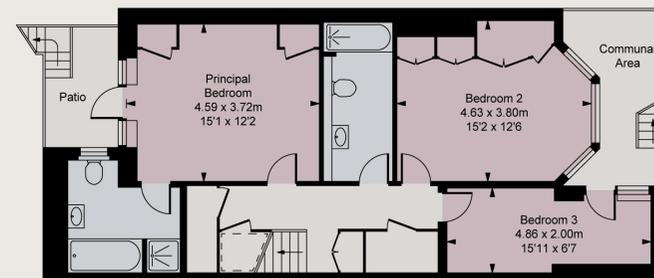
southken@struttandparker.com



### IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2023. Particulars prepared November 2023 Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

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



Over 45 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

