



# Brompton Square

KNIGHTSBRIDGE SW3

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An excellent Grade II listed five-bedroom freehold house, in this beautiful garden square, to which the residents have exclusive access, with a west-facing courtyard garden, two terraces and a generous single garage

This immaculately presented house is positioned on the preferred western terrace of the square with glorious westerly views to the rear over the Holy Trinity Brompton Church and The Brompton Oratory. The property was completely refurbished and restored in 2015, to create a well-planned and generously proportioned family home.

The accommodation offers five double bedrooms and excellent reception space including a ground floor open-plan study/kitchen/breakfast room opening onto a staircase down to the courtyard garden, a separate dining room on the lower ground floor with French windows opening into the courtyard garden and a stunning first floor drawing room with 2.95-metre ceiling height and French doors opening onto a west-facing 17'5 x 11'6 decked terrace.





## History

Brompton Square is a distinguished and secluded garden square built between 1821 and 1835, enclosed by stucco-fronted Grade II listed houses reflecting its Regency-era origins.

Occupying approximately five acres, this handsome square features a 0.7 acre private garden, for exclusive use of the residents, with expansive lawns, mature shrubs, and a variety of London plane, lime, and beech trees.

## Location

Brompton Square is equidistant from Knightsbridge and South Kensington and is close to the cultural landmarks of the Victoria & Albert, Natural History and Science Museums. Also nearby are the wide open spaces of Kensington Gardens and Hyde Park.

The world-famous Harrods and Harvey Nichols department stores are close by, as are the fashion boutiques and restaurants of Sloane Street, and prominent schools including the Lycée Français, Hill House, Knightsbridge School, and Glendower Preparatory.

Excellent transport links are available via Knightsbridge and South Kensington Underground stations (Piccadilly, District, and Circle lines), while the M3 and M4 corridors and Heathrow Airport are also easily accessible.



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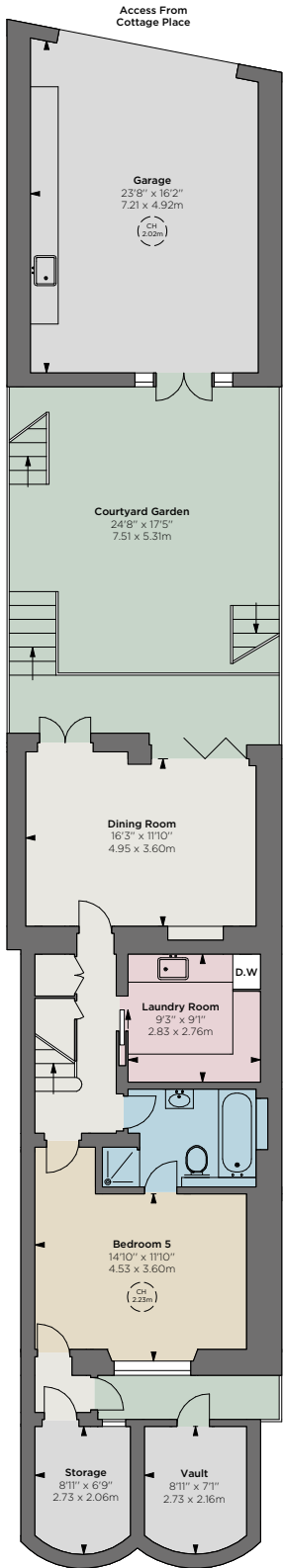
## Accommodation

- Entrance hall
- Classic first floor drawing room with working shutters, marble fireplace, hearth and slips, French windows onto ornamental balconies to the front and French windows onto decked west-facing 17'5 x 11'6 terrace to the rear
- Dining room with French windows opening into the courtyard garden
- Study/kitchen/breakfast room
- Principal bedroom suite with bathroom
- Guest bedroom suite with bathroom
- Three further bedrooms
- Two further bathrooms
- Cloakroom
- Laundry room
- 19'6 x 16'3 Loft space
- Generous 23'8 x 16'2 garage
- 24'8 x 17'5 Courtyard garden
- Further 23'8 x 17'2 west-facing terrace
- Two under-pavement vaults
- Exclusive access to private garden square, managed by the residents committee

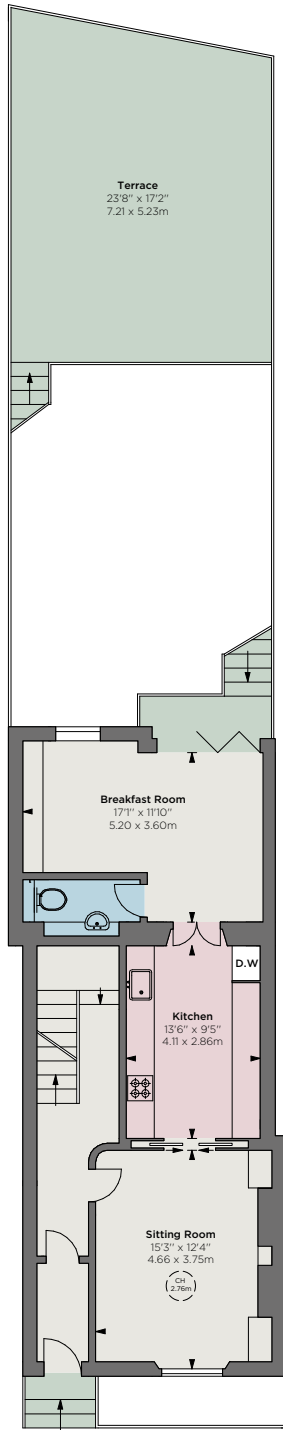
## Specification

- Underfloor heating in kitchen/breakfast room
- Bespoke hand-built kitchen by Roundhouse, incorporating Miele appliances including a hob, oven, and dishwasher, as well as a dumb waiter
- Built-in bespoke desk and bookshelves in breakfast room
- Surround sound in principal rooms
- Laundry room/kitchenette with Butler's sink and a suite of Siemens appliances including washing machine, separate dryer, dishwasher, and freezer
- Lights and watering system in courtyard garden and roof terrace
- Generous single garage with excellent storage space, accessed from the courtyard garden, electronic up-and-over door, and a separate door through to Cottage Place

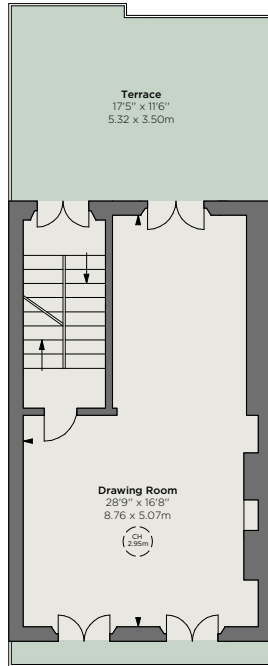




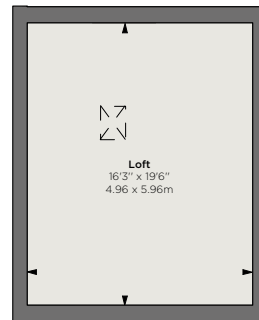
Lower Ground Floor



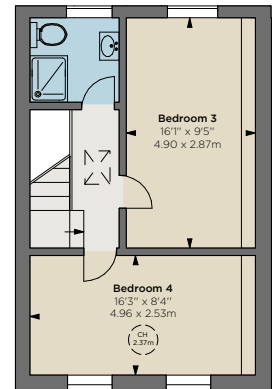
Raised Ground Floor



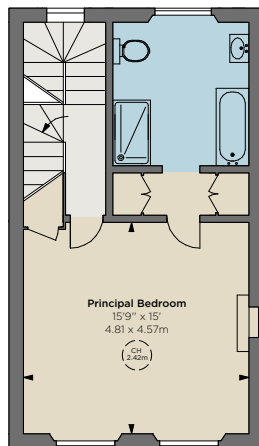
First Floor



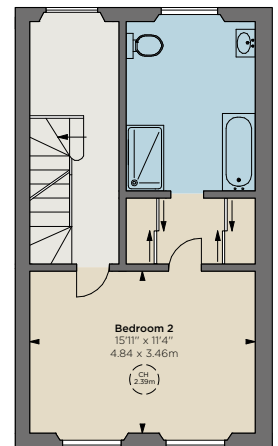
Loft



Fourth Floor



Second Floor



Third Floor

**Tenure**  
Freehold

**Local Authority**  
Kensington & Chelsea

**Council Tax**  
Band H

**Parking**  
Generous garage and residents' parking

**Broadband**  
Installed at the property

**EPC**  
Rating D

**Asking Price**  
£8,250,000 subject to contract, to include all fitted carpets, blinds, kitchen and utility equipment

It should be noted the curtains on the staircase half landing and the silk curtains in the drawing room are not for sale

**Approximate Gross Internal Area**  
3,234 sq ft / 300.51 sq m excluding loft, garage and external vault

**Approximate Vault Area**  
62 sq ft / 5.76 sq m

**Approximate Garage Area**  
354 sq ft / 32.98 sq m

**Approximate Loft Area**  
318 sq ft / 29.56 sq m

**Total Approximate Gross Internal Area**  
3,669 sq ft / 368.8 sq m



CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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