

A photograph of a room viewed through a doorway. The room has blue walls with white decorative panels. A large painting in a gold frame hangs on the wall. There are two orange armchairs with patterned cushions. A lamp with a green base and a grey shade sits on a side table. The ceiling has white decorative moldings and a central light fixture. The floor is covered with a patterned rug. The doorway is framed by white architectural details.

ROSE SQUARE

SOUTH KENSINGTON SW7

*A discreet west-facing
maisonette apartment
in the prestigious
Bromptons with access
to its many amenities*



Set on one of South Kensington's most sought-after private addresses, this beautifully presented duplex apartment spans the second and third floors and offers approximately 2,233 sq ft / 207.45 sq m of elegant, light-filled accommodation.

Rose Square, affectionately known locally as The Bromptons, is prized for its discreet setting, prime Chelsea/South Kensington positioning, and superb convenience for the King's Road and Brompton Road.



A smart entrance hall and striking staircase rise to the principal entertaining level, where two generous reception rooms provide excellent flexibility for both formal and informal living.

Accommodation

- Three bedrooms
- Two reception rooms
- Bathroom
- Two shower rooms
- Residents gym
- Residents swimming pool
- Concierge and porter
- Three levels
- Underground parking

Period proportions are complemented by refined interior detailing, including high ceilings and statement cornicing, while large windows bring a wonderful sense of volume and natural light throughout. A separate kitchen sits centrally on the floor, perfectly placed for entertaining and daily convenience.

The Development

The Brompton's is one of the most sought-after addresses in prime central London and benefits from beautiful manicured private gardens, secure underground parking, 24-hour porter and security, a dedicated long-standing concierge, a swimming pool, and gym. Additionally, it is near Hyde Park and Sloane Square.







The upper floor is arranged around three well-sized bedrooms, led by an impressive principal bedroom suite with excellent storage and a calm, boutique-hotel feel. The remaining bedrooms are ideal for family, guests, or a home office, served by a selection of well-appointed bath/shower rooms, including a stand out, contemporary bathroom finished with marble flooring and a double marble vanity, and a freestanding bath.



Terms

Tenure
Freehold

Service Charge
£31,691.74 per annum including reserve

Ground Rent
£881.64 per annum including reserve for parking space

Local Authority
Kensington & Chelsea

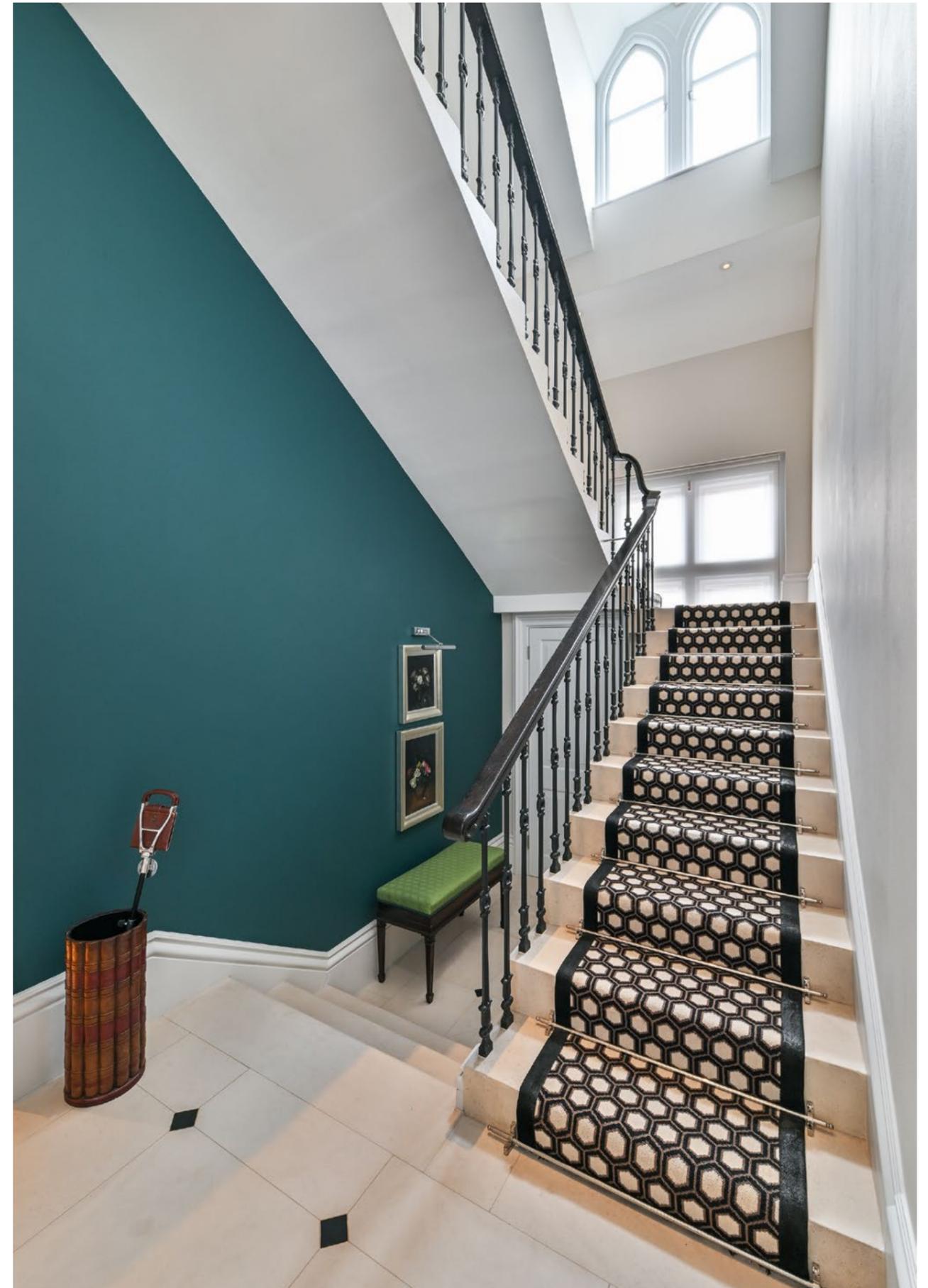
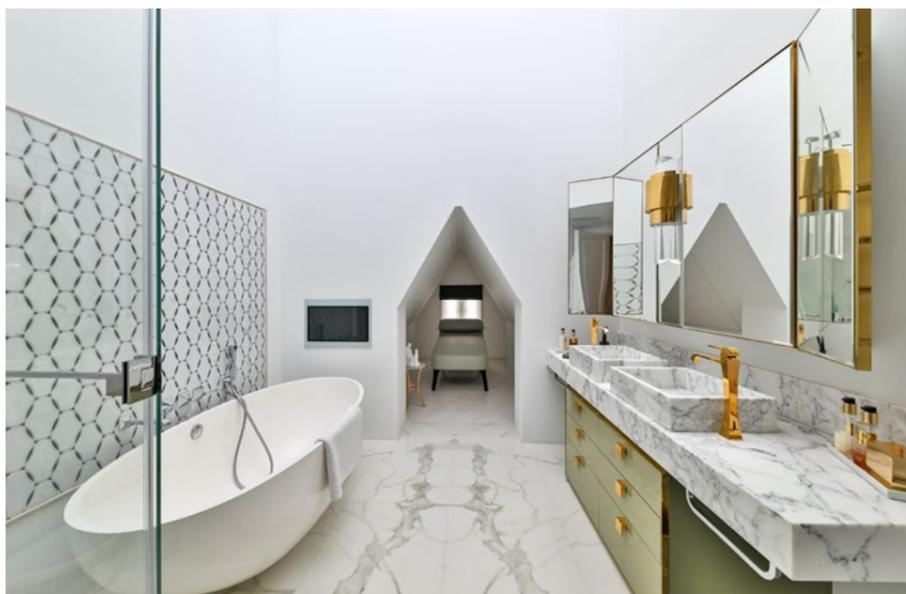
Council Tax
Band H

Parking
Underground parking and residents' permit

EPC
Rating F

Broadband
Installed at the property

Guide Price
£6,500,000

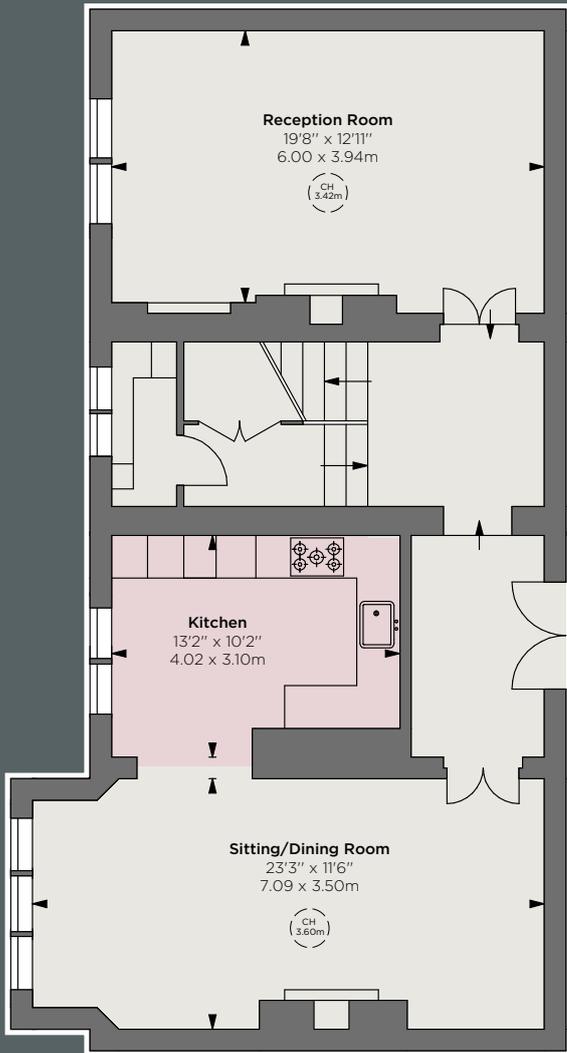


Approximate Gross Internal Area
 2,233 sq ft / 207.45 sq m
 including 6.2 sq m of under 1.5m area

 Hatched Area: Under 1.5m
 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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