

The Bromptons,
Rose Square, Fulham Road, London



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2,822 sq ft (262.2 sq m)

Stunning heritage building | Three bedrooms

Three reception rooms | Access to leisure facilities and beautiful communal grounds

Freehold | Residential

Guide price £5,150,000

An exceptional three double bedroom apartment with secure parking, concierge service, communal gardens and swimming pool.

Property description

This elegant duplex apartment occupies the second and third floors, accessed by a lift or stairs. Located in Rose square which is a handsome conversion of a Grade II listed building. Originally constructed as a hospital in 1844, the buildings were sensitively redeveloped by Northacre in 1997 to form an exclusive, secure gated development, retaining many of their striking architectural features. The Bromptons is one of the most sought-after addresses in prime central London, offering beautifully manicured private gardens, secure underground parking, 24-hour portage and security, a dedicated long-standing concierge, as well as residents' leisure facilities including a swimming pool, meeting room and gym.

Extending to nearly 3,000 sq ft, the apartment has been architecturally designed to an outstanding standard, creating one of the most elegant residences within The Bromptons development. The accommodation combines the generous proportions and character of the period – high ceilings and extensive glazing – with the benefit of premium modern features, including underfloor heating, mechanical ventilation and an integrated sound system.

The main living space is arranged across the second floor, centred around an impressive hallway with elegant black and white porcelain tiles and a striking staircase rising to the upper level, illuminated by a rooflight. The kitchen/breakfast room is well-appointed with traditional wooden cabinetry and integrated appliances, including an oven, microwave and gas hob. A central island provides space for informal dining, with additional room for a breakfast table.



A luxurious escape from the pace of the city.

A formal dining room adjoins the kitchen and flows through to a magnificent dual-aspect reception room, featuring a beautiful bay window and an elegant stone fireplace as a focal point. Both rooms are enhanced by parquet flooring, adding warmth and continuity to the space. Additional accommodation includes a dressing room, a shower room and a separate cloakroom.

Upstairs, the bedrooms are arranged around the striking landing. The principal suite is particularly impressive, offering a dressing room and a well-appointed en suite with twin basins, WC, bidet and a walk-in shower. A private study is set just off the principal bedroom, providing a quiet and secluded retreat. Two further double bedrooms, both with built-in wardrobes, are served by a family bathroom.

Residents of The Bromptons benefit from beautifully maintained private gardens on either side of the building, featuring a charming water feature and paved seating areas ideal for enjoying the outdoor space. Additional amenities include secure underground parking, 24-hour portage and security, a dedicated concierge and leisure facilities comprising a swimming pool and gym.

Location

Rose Square is superbly positioned on the Fulham Road, moments from the amenities, restaurants and boutiques of Chelsea and South Kensington, with excellent access to the museums district and a choice of nearby transport links (including South Kensington and Gloucester Road stations).

Postcode region: SW3

General

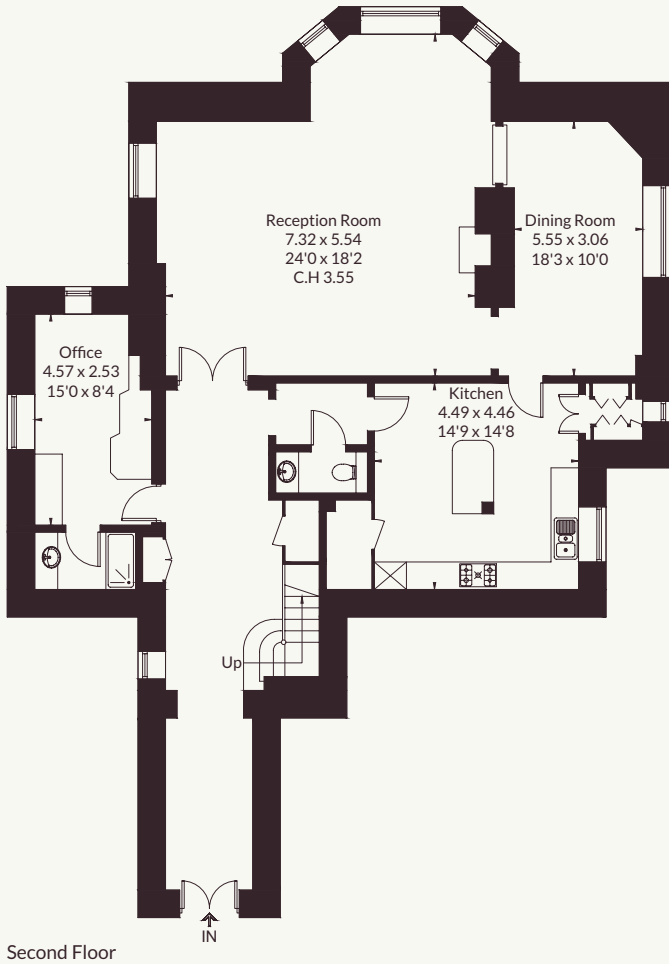
Local Authority: The Royal Borough of Kensington and Chelsea
 Services: Mains electricity, drainage and water, gas central heating.
 Service Charge: £41,811 per annum
 Parking: Allocated space comes with the flat
 Council Tax: Band H
 EPC Rating: F
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



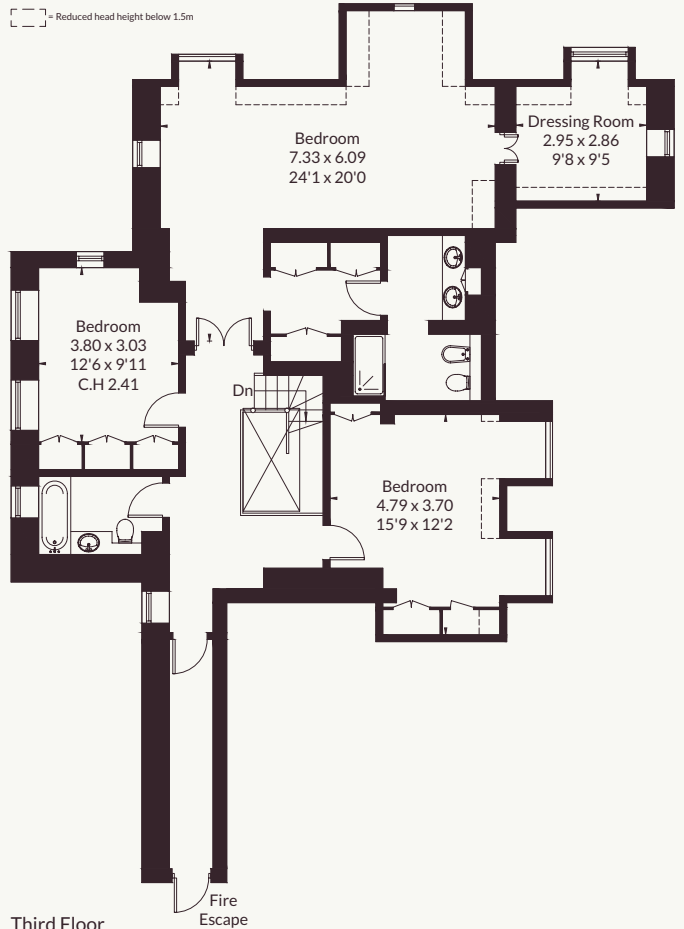
Approximate Floor Area = 262.2 sq m / 2822 sq ft



= Reduced head height below 1.5m



Second Floor



Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107515

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