



Brechin Place, South Kensington, SW7

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## Brechin Place, South Kensington, SW7

Superb two-bedroom flat set on the second floor of this beautiful period building in Brechin Place

Two bedrooms | One reception room | One bathroom | Flat | Terraced | Upper floor  
Residents' parking | EPC Rating D

Entered on the second floor, this wonderful family flat is found on the corner of Brechin Place & Rosary Gardens and enjoys a dual aspect. Recently refurbished, beautiful communal areas lead up to the entrance of the flat, then to well-arranged accommodation including a generous reception room with high ceiling and three large windows allowing plenty of natural light to come through. There is a separate contemporary kitchen, two double bedrooms and a separate shower room. The property is ideally situated close to all the shopping and transport facilities of Gloucester Road.

Brechin Place is home locally to a number of brilliant preparatory schools, senior schools, bars, restaurants and boutique shops. With Hyde Park, Fulham Road, Brompton Road and Kings Road are all within striking distance.

### Terms

**Tenure:** Leasehold expires 249 yrs 8 months

**Service Charge:** £2,800 per annum

**Ground Rent:** Peppercorn

**Council Tax:** Band F

**Local Authority:** The Royal Borough of Kensington and Chelsea

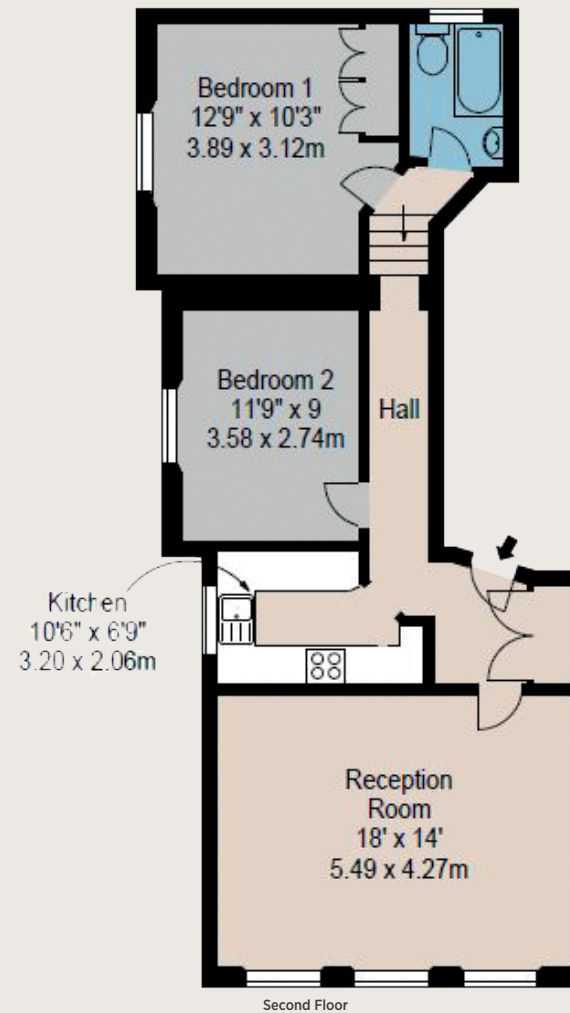
**Asking Price:** £1,150,000







Gross Internal Area 769 sq ft (71.44 sq m)  
For identification purposes only.



## South Kensington

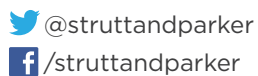
90 Old Brompton Road, London, SW7 3LQ

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 January 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



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

For the finer things in property.

