



RUSSELL SIMPSON

Charming two-bedroom flat with
access to communal gardens

BRECHIN PLACE
SOUTH KENSINGTON SW7

Brechin Place

Sold

BEDROOMS 2	INTERNAL 748 SQ FT 69 SQM	OUTDOOR 146 SQ FT	COUNCIL —
BATHROOMS 1		EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 89 YEARS	GROUND RENT —	SERVICE CHARGE £2,980 P/Y



The Property

A beautifully presented lower ground floor flat with a private patio

Stepping into the flat, one is immediately struck by the thoughtful design and considered use of colour throughout. The well-proportioned reception room forms the heart of the home, featuring a traditional fireplace with elegant built-in shelving on either side, creating a warm and inviting atmosphere. Light floods in through the large windows, enhancing the sense of space.



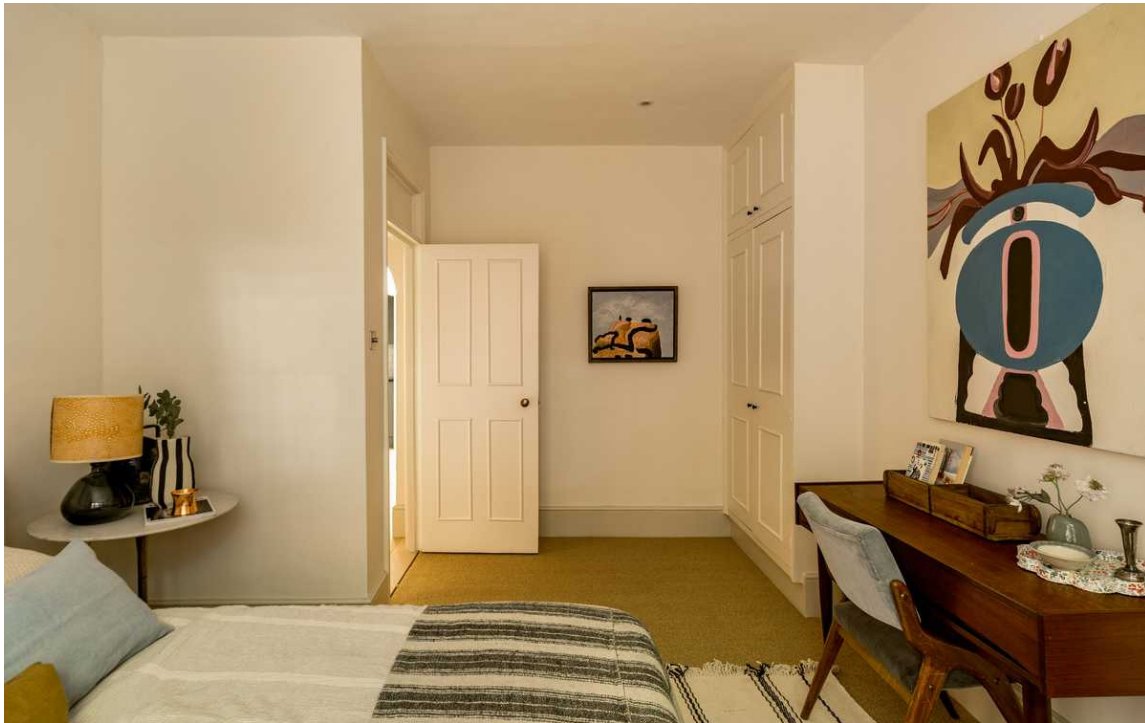
Russell Simpson



Brechin Place

The Kitchen

The separate kitchen is fitted with bespoke cabinetry in a delightful shade of light green, complemented by dark countertops and classic white subway tile backsplash. The space is well-equipped with integrated appliances and offers ample storage.



The Bedrooms

The principal bedroom is generously sized and benefits from built-in storage. The second bedroom is equally well-appointed, with natural light streaming through the window. Both bedrooms feature tasteful design elements that contribute to the flat's distinctive character.

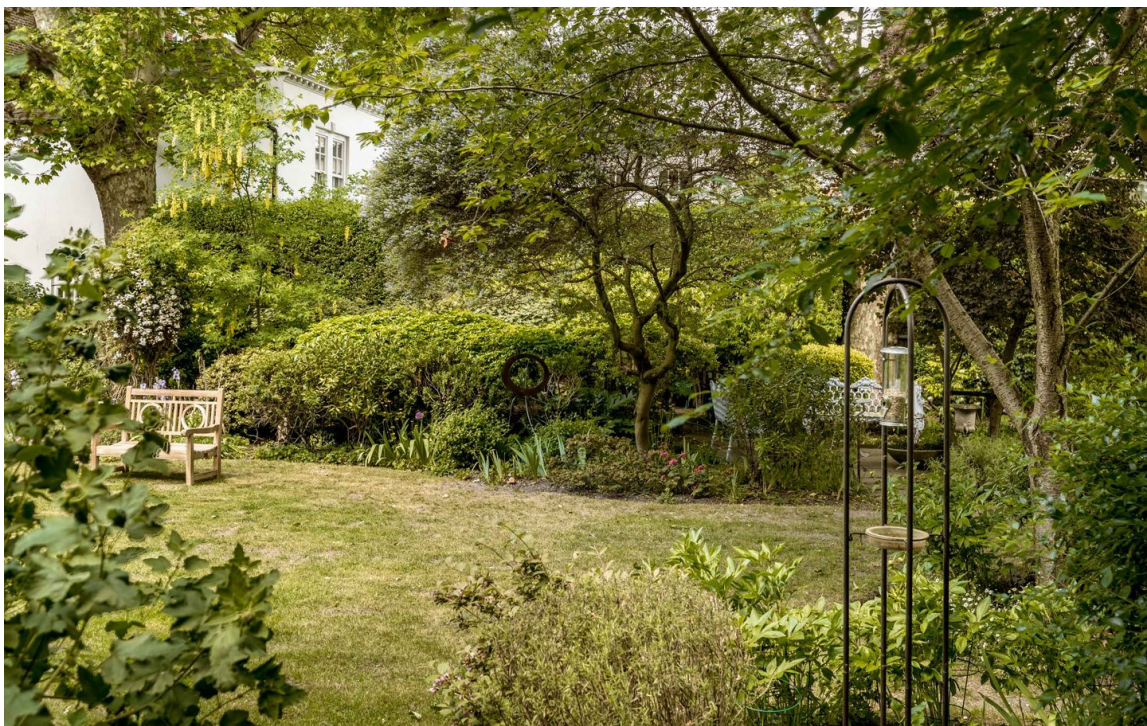
The family bathroom is finished to a high standard with marble-effect tiling in the shower area, contrasting beautifully with the warm terracotta walls. A separate guest WC, also featuring vibrant orange walls, provides additional convenience.



The Design

The property showcases a refined palette of colours throughout, from the soft terracotta and orange tones in the bathrooms to the gentle green of the kitchen cabinetry. Period features are thoughtfully preserved and complemented by contemporary touches, creating a harmonious blend of traditional charm and modern comfort.





Outdoor Spaces

The private patio, accessed directly from the flat, provides a delightful outdoor retreat. There is also access to the expansive communal gardens, offering a serene green space rarely found in such a central location. Two useful storage units are situated outside the flat, providing valuable additional space. The outdoor area is enhanced by the warm red-painted walls of the patio, creating a cosy and inviting atmosphere.



The Neighbourhood

Brechin Place is a quiet residential address in the heart of South Kensington. The property is moments away from the amenities of Old Brompton Road and within easy reach of Gloucester Road and South Kensington Underground stations.

The area offers an abundance of cafés, restaurants, and boutiques, as well as cultural attractions including the Natural History Museum, the Victoria and Albert Museum, and the Science Museum. The green spaces of Hyde Park and Kensington Gardens are also within walking distance.

Brechin Place, SW7

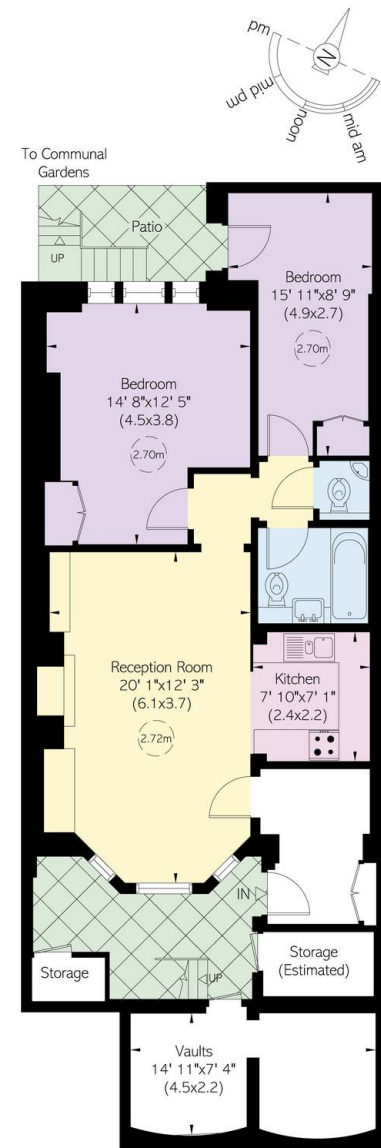
Approximate Internal Area
748 sq ft/ 69 sq m

**Excluding outside storage,
estimated storage and vaults**
151 sq ft/ 14 sq m

Outside Area
146 sq ft/ 14 sq m

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



Lower Ground Floor

**RUSSELL
SIMPSON**

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