



RUSSELL SIMPSON

South Kensington flat with
fashionable interiors and paved
south-east facing patio

BRECHIN PLACE
SOUTH KENSINGTON SW7

Brechin Place

£1,495,000

BEDROOMS 2	INTERNAL 1,119 SQ FT	OUTDOOR 143 SQ FT	COUNCIL RBKC
BATHROOMS 2	103 SQM	EPC C	COUNCIL TAX E
TENURE Leasehold	LEASE LENGTH 139 YEARS	GROUND RENT —	SERVICE CHARGE £249 P/Y



The Property

Two bedroom flat with spacious rooms in a contemporary style

The flat is centred on a large reception room with an open-plan kitchen, as well as separate dining and seating areas. The room faces south-east, with a large bifold glass door that opens onto the patio and maximises the available light.





The Bedrooms

The principal bedroom is at the front of the flat, with a bay window increasing the sense of space. Next door is a dressing room, and beyond that a bathroom, creating a generous bedroom suite.

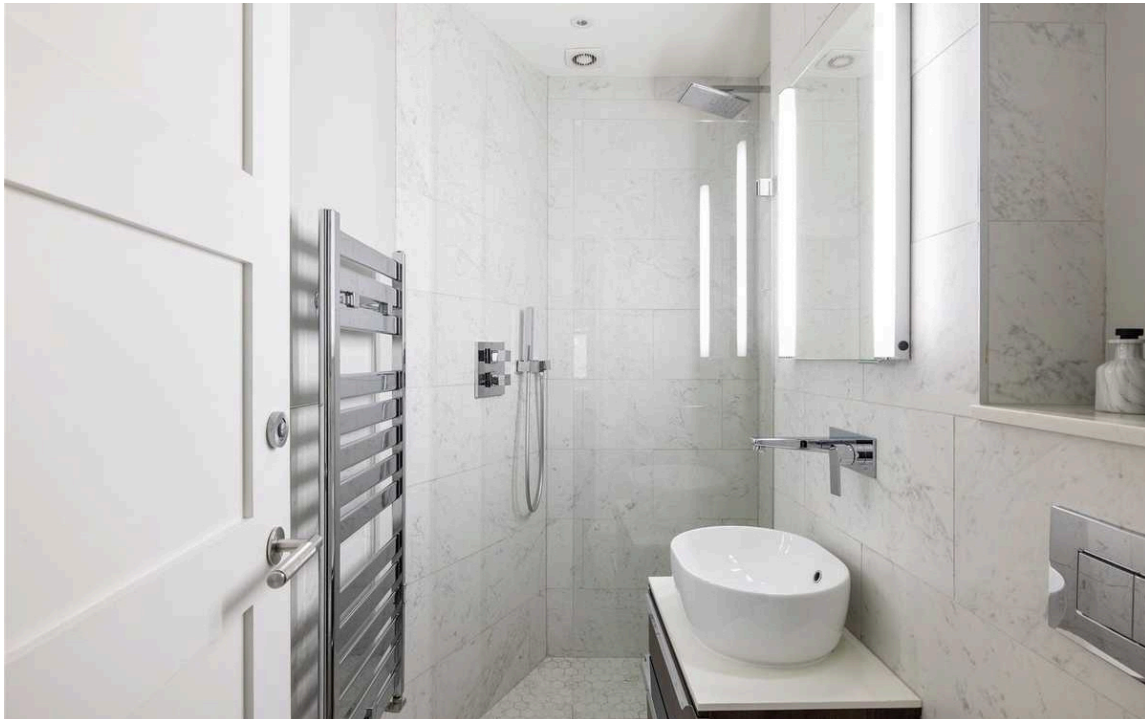
The property also includes a second bedroom with an ensuite bathroom, as well as a guest loo. The rooms have been designed in a minimalist style, creating a calm and contemporary interior.

img 1

Principal Bedroom

img 2

Ensuite Shower





Outdoor Spaces

The property includes a paved rear patio with enough space for outdoor seating, angled south-east for additional light. The main door to the property is on the ground floor, but there is a separate street entrance at the front of the flat.



The Neighbourhood

Brechin Place is a quiet residential street lined with red brick mansion blocks. Gloucester Road underground station is a short walk away, while South Kensington is also close, with its excellent range of cultural venues. In addition, the shops and restaurants of the Fulham Road and the Brompton Road are both within easy reach.

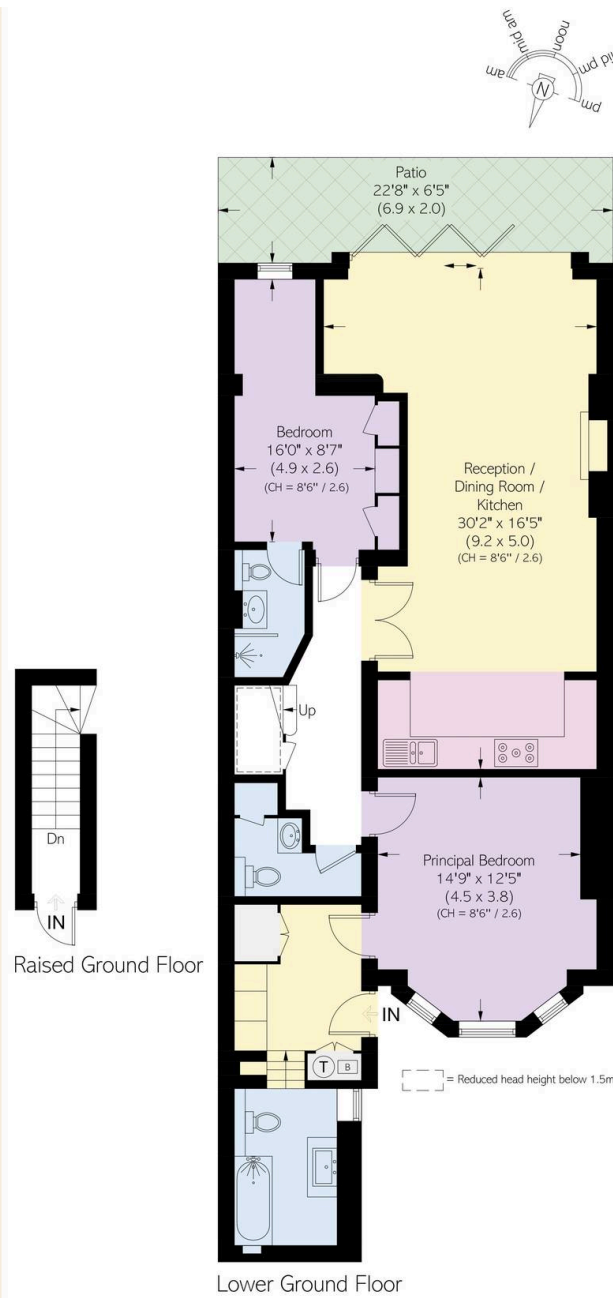
Brechin Place,
SW7

Approximate area
104 sq m / 1119 sq ft

Including limited use area
(1.7 sq m / 18 sq ft)

Approximate external area
13.3 sq m / 143 sq ft

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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.

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk