



RUSSELL SIMPSON

A superbly restored Grade II listed
family house

BROMPTON SQUARE
KNIGHTSBRIDGE SW3

Brompton Square

£11,950,000

| | | | |
|----------------|-------------------------|------------------------|------------------------|
| BEDROOMS 6 | INTERNAL 3,803 SQ FT | OUTDOOR 1,054 SQ FT | COUNCIL TAX RBKC, H |
| BATHROOMS 5 | 353 SQM | EPC — | TENURE Freehold |





The Property

Occupying a fine location on the quiet north-east side of Brompton Square, enjoying garden square access. The house forms part of a terrace of houses built between c.1824 and 1839 by William Farlar and falls within the Brompton Conservation Area.

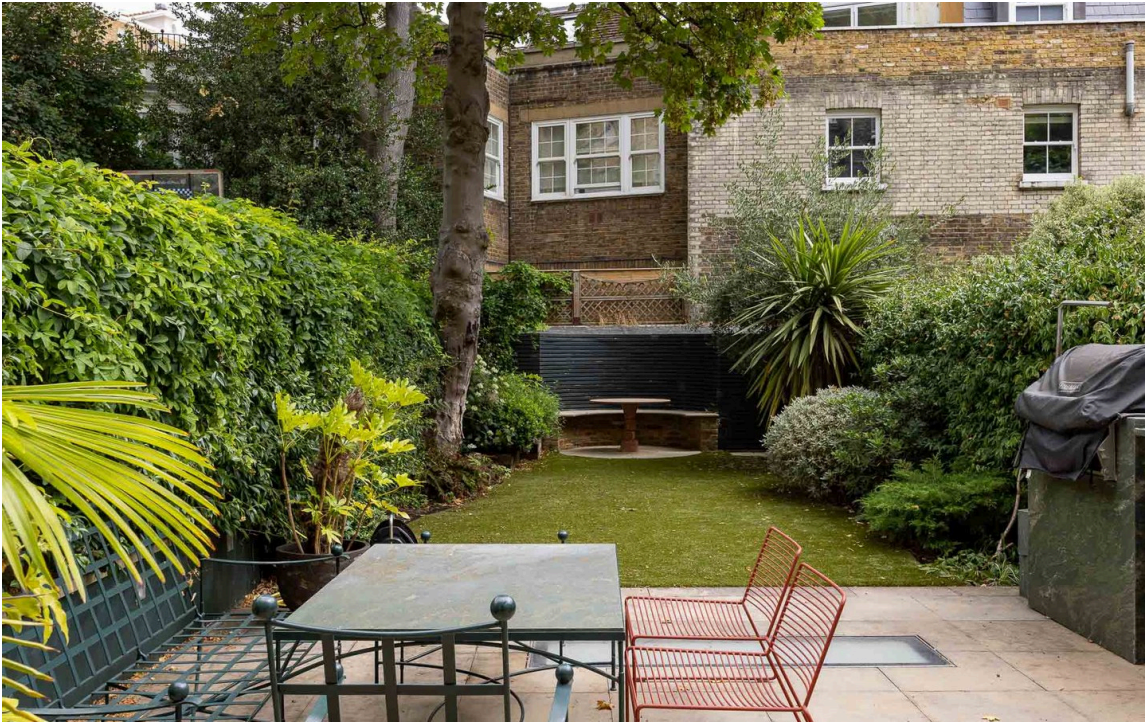


Indoor Spaces

The house underwent a complete refurbishment in 2013 to provide just under 371 sq m (4,000 sq ft) of living space with 21st Century technology, blending sympathetically with the original features which have been restored and incorporated into the design.



Outdoor Spaces





The Bedrooms

Arranged over lower ground, ground and 4 upper floors, it includes a very impressive first floor drawing room, a very well-appointed master bedroom suite on the second floor and a large split-level media room on the lower ground floor. The house benefits from westerly views over the square gardens (to which residents can have access) and its own 18.6m (61ft) garden.





The Neighbourhood

Brompton Square is located just north of the Brompton Road, west of Cheval Place and east of Cottage Place and the Brompton Oratory. The wide-open spaces of Hyde Park are located nearby, as are the world-famous shops, restaurant and entertainment facilities of both Knightsbridge and South Kensington

Brompton Square, SW3

Approx. gross internal area*
3803 Sq Ft / 353.30 Sq M
(Excluding Vault and Shed)

Vault Area
64 Sq Ft / 5.95 Sq M

Shed Area
155 Sq Ft / 14.40 Sq M

Total approx. gross internal area*
4022 Sq Ft / 373.64 Sq M

Approx. outdoor Area
1055 Sq Ft / 98.04 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.



**ALEX
WINSHIP**
Photography

* Figures for guidance only, based on available information. A check must be made upon site or a statement of fact. All measurements and areas are approximate and not guaranteed. The information is provided for the use of the RICS Code of Measuring Practice.

M **RICS** Certified Property Measurer

**RUSSELL
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