

RUSSELL SIMPSON

Bright and spacious two-bedroom
penthouse flat with light-filled
reception

OLD BROMPTON ROAD
EARLS COURT SW5

Old Brompton Road

£1,475,000

BEDROOMS 2	INTERNAL 914 SQ FT	OUTDOOR 116 SQ FT	COUNCIL RBKC
BATHROOMS 2	84 SQM	EPC B	COUNCIL TAX F
TENURE Leasehold	LEASE LENGTH 117 YEARS	GROUND RENT —	SERVICE CHARGE £5,066 P/Y

The Property

Contemporary flat with roof terrace and underfloor heating.

The flat has underfloor heating and double glazing throughout. It is extremely quiet and peaceful, and its contemporary interiors are presented in excellent condition.





Indoor Spaces

Entering the flat on the fourth floor, the front lobby leads through to a well-proportioned reception room. Benefiting from air-conditioning, the room has an open-plan kitchen, as well as space for separate dining and seating areas. Furthermore, south-facing windows ensure this is filled with light throughout the day and offer attractive green views.



The Bedrooms

On one side of the living space is a principal bedroom with inbuilt wardrobes and an ensuite bathroom with a bath. On the other side is a second bedroom with a next-door bathroom, also offering a bath.





Outdoor Spaces

The property has access to a private roof terrace. In addition, the building has a lift.



The Neighbourhood

The flat is centrally located among the restaurants and shops of the Old Brompton Road. From here, both West Brompton and Earl's Court stations are within easy reach, while the long avenues and Victorian tombs of Brompton Cemetery are also nearby.

Old Brompton Road, SW5

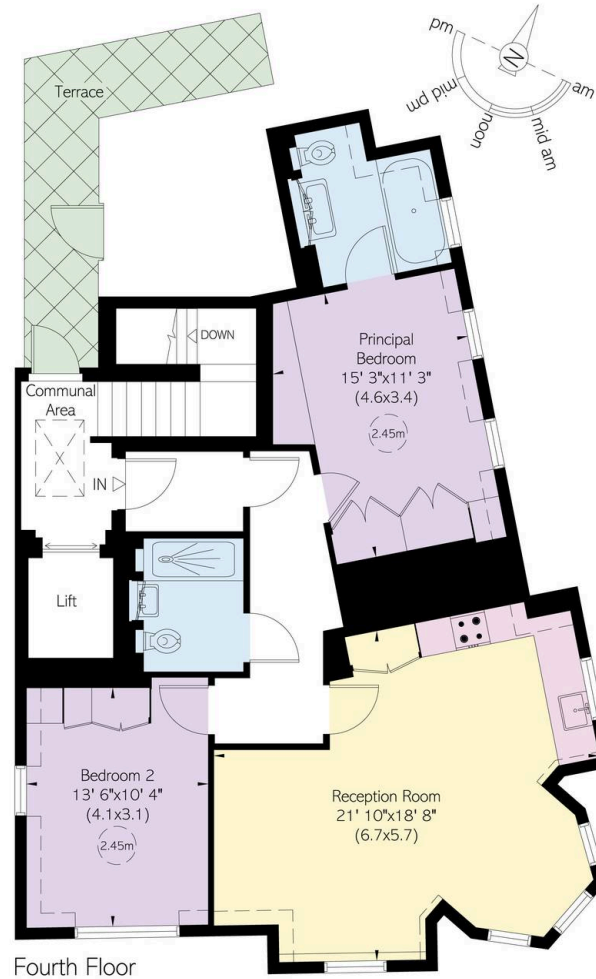
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Approximate Internal Area
914 sq ft/ 85 sq m

Including limited use area
40 sq ft/ 4 sq m

Outside Area
116 sq ft/ 11 sq m

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.



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