

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	INTERNAL 914 sq ft	outdoor	COUNCIL
2		116 sq ft	RBKC
bathrooms	84 som	epc	council tax
2		B	F
tenure Leasehold	lease length 117 years	GROUND RENT	service charge $\pounds 5,066$ 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 it's 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.

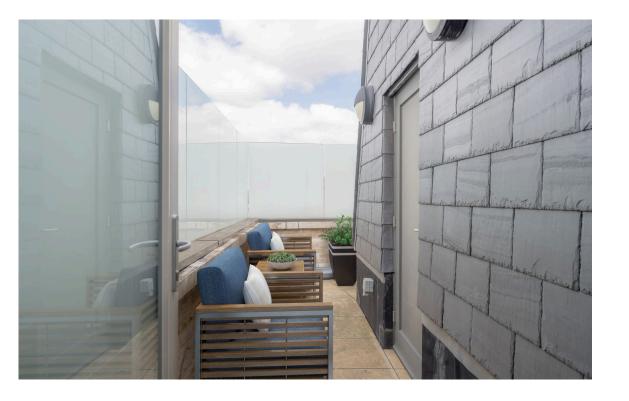




The Bedrooms

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 a bedroom with a next-door bathroom, also offering a bath.

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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.





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