

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 116 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 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 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

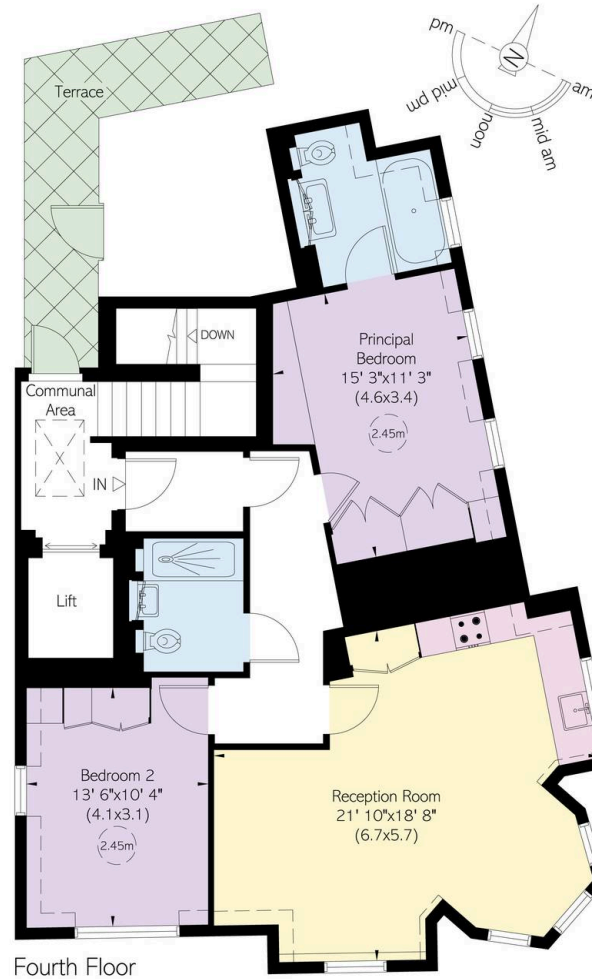
**RUSSELL
SIMPSON**

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.



Fourth Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk