



## **RUSSELL SIMPSON**

Elegant two-bedroom apartment in  
prestigious South Kensington  
mansion block with lift

BRECHIN PLACE  
SOUTH KENSINGTON SW7

# Brechin Place

£1,250,000

BEDROOMS 2	INTERNAL 760 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2	70 SQM	EPC C	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 977 YEARS	GROUND RENT —	SERVICE CHARGE £3,016 P/Y



## The Property

A beautifully presented lateral apartment on a sought-after street

Stepping into the flat, you are welcomed by a generous reception room that fills the space with light through large windows overlooking the leafy street below. The room benefits from high ceilings and built-in shelving, whilst an elegant fireplace adds character and charm to this sophisticated space.

The kitchen features fitted units and has been thoughtfully designed with integrated appliances. The space connects naturally with the living and dining area, creating an excellent flow throughout the apartment.

The principal bedroom is beautifully proportioned with built-in wardrobes and large windows, whilst the neutral palette creates a calm atmosphere. The second bedroom, currently set up as a dining space, offers flexible accommodation with generous proportions and built-in storage.

Both bathrooms are presented in excellent condition. The property has been decorated in a contemporary fashion whilst respecting its traditional character.




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img 1

Reception

img 2

Reception

## The Neighbourhood

Brechin Place is a quiet residential address in the heart of South Kensington. The property is moments away from the amenities of Old Brompton Road and within easy reach of Gloucester Road and South Kensington Underground stations. The area offers an abundance of cafés, restaurants, and boutiques, as well as cultural attractions including the Natural History Museum, the Victoria and Albert Museum, and the Science Museum. The green spaces of Hyde Park and Kensington Gardens are also within walking distance.

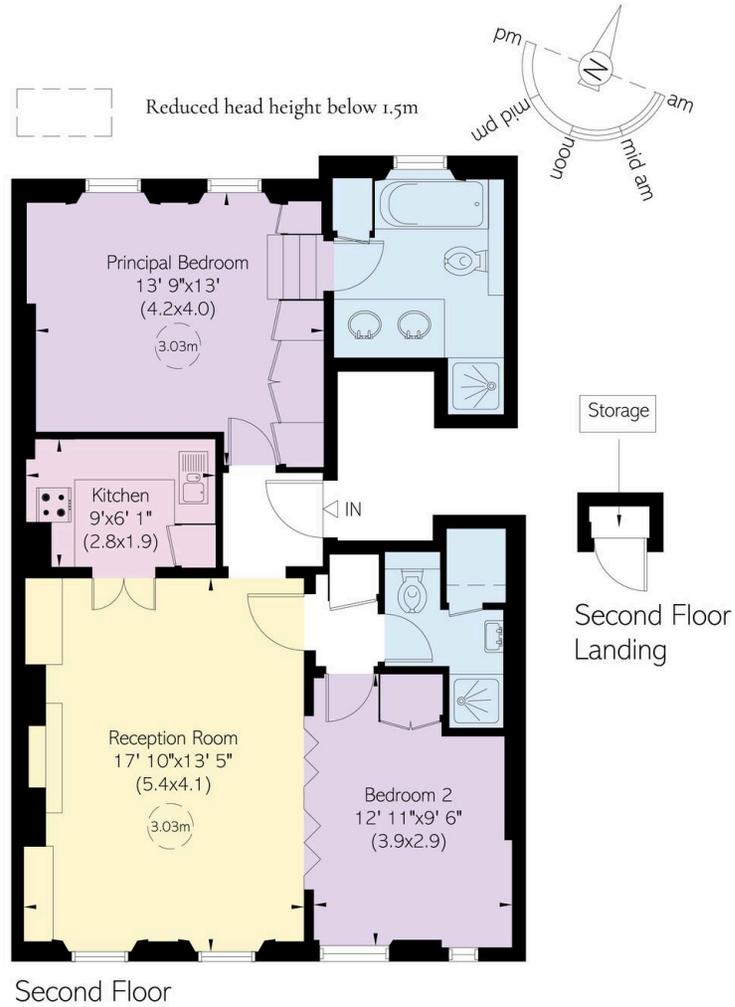
# Brechin Place, SW7

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**Approximate Internal Area**  
760 sq ft / 71 sq m

**Including limited use area  
and storage**  
12 sq ft / 1 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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