

RUSSELL SIMPSON

South Kensington flat with fashionable interiors and paved south-east facing patio

BRECHIN PLACE SOUTH KENSINGTON SW7

BEDROOMS 2	INTERNAL $1,119$ so ft	OUTDOOR 143 sq ft	RBKC
BATHROOMS 2	103 som	EPC C	COUNCIL TAX
TENURE Leasehold	LEASE LENGTH 139 YEARS	GROUND RENT ——	service charge $\pounds 249$ p/y





The Property

Two bedroom flat with spacious rooms in a contemporary style

The flat is centred on a large reception room with an open-plan kitchen, as well as separate dining and seating areas. The room faces south-east, with a large bifold glass door that opens onto the patio and maximises the available light.





The Bedrooms

The principal bedroom is at the front of the flat, with a bay window increasing the sense of space. Next door is a dressing room, and beyond that a bathroom, creating a generous bedroom suite.

The property also includes a second bedroom with an ensuite bathroom, as well as a guest loo. The rooms have been designed in a minimalist style, creating a calm and contemporary interior.

img 1 Principal Bedroom

img 2 Ensuite Shower



Outdoor Spaces

The property includes a paved rear patio with enough space for outdoor seating, angled south-east for additional light. The main door to the property is on the ground floor, but there is a separate street entrance at the front of the flat.



The Neighbourhood

Brechin Place is a quiet residential street lined with red brick mansion blocks. Gloucester Road underground station is a short walk away, while South Kensington is also close, with its excellent range of cultural venues. In addition, the shops and restaurants of the Fulham Road and the Brompton Road are both within easy reach.

Brechin Place, SW7

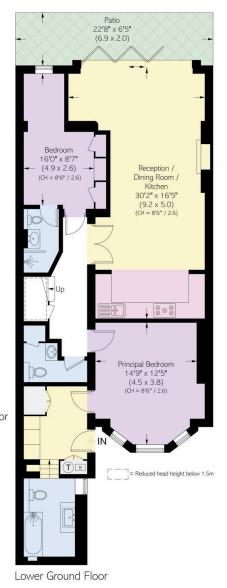
Approximate area 104 sq m / 1119 sq ft

Including limited use area (1.7 sq m / 18 sq ft)

Approximate external area 13.3 sq m / 143 sq ft

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Dn Raised Ground Floor

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.

Russell Simpson Brechin Place

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