



CLOSE X



RUSSELL SIMPSON

Architect designed five-bedroom family home with summer house, landscaped private garden and exceptional roof terrace

OLD BROMPTON ROAD
SOUTH KENSINGTON SW7

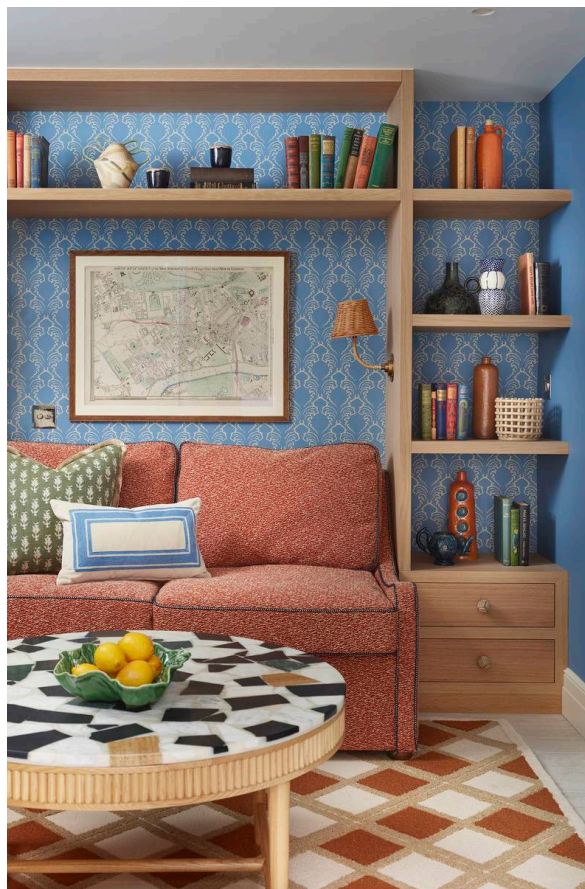
Old Brompton Road

Let

BEDROOMS 5	INTERNAL 2,545 SQ FT 236 SQM	OUTDOOR 1,336 SQ FT	FURNISHED STATUS Unfurnished
BATHROOMS 4		EPC C	COUNCIL TAX H



Russell Simpson



Old Brompton Road

The Property



CLOSE X

Beautifully and lovingly decorated house with sophisticated interiors in the heart of South Kensington

This wonderful light-filled house is newly renovated and presented in superb condition. Its interiors have been finished to the highest standard, blending classical and contemporary design details. They include brand new double-glazed windows, inbuilt speakers in most rooms, concealed air conditioning with fan and underfloor heating throughout, USB-C sockets, and a comprehensive security system.

Indoor Spaces



CLOSE X





The Kitchen



CLOSE X

The lower ground floor features a bespoke kitchen with a central island and an informal eating area. Bifolding French doors open onto a paved rear patio with steps leading up to the garden. The first-class appliances include a Lacanche cooking range, two wine fridges, Miele appliances and multi-water tap. A dumb waiter connects to the dining room, plus further secure wine fridge storage can be found under the stairs



The Bedrooms



CLOSE X

This floor also features a bedroom with ensuite bathroom, a well fitted utility room, guest WC and separate access to the front garden.

The first floor consists of three bedrooms, sharing a bathroom. The second floor is entirely occupied by the principal bedroom suite, offering a bedroom, along with a separate dressing room, and a spacious bathroom with shower.



Outdoor Spaces



CLOSE X



The house includes a large rear garden with a tiled seating area, planted borders, outdoor lighting and inbuilt irrigation. There is also a light-filled summer house with ensuite shower room, ideal as a guest bedroom/home office. Furthermore, a planted front garden provides additional privacy.

The house includes a first-floor conservatory currently used as a playroom. Finally, it is the only property on the street with a rooftop garden that includes wooden decking, a firepit, a bar and a 5 adult size hot tub with direct hot water for ease of refill.



The Neighbourhood CLOSE

This impressive family home is conveniently positioned among the restaurants and shops of the Old Brompton Road. From here, Gloucester Road and South Kensington underground stations are both close, while the neighbourhood's many world-class cultural institutions are within walking distance.



CLOSE X



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk



CLOSE X

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021