



Brechin Place, South Kensington SW7

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PROPERTY CONSULTANTS

## Brechin Place

South Kensington, SW7 4QA

White walls and large windows convey a sense of calm in this exceptional two bedroom First Floor flat, enhanced by balconies both front and rear - the latter with a lovely view. Stylishly presented and in immaculate condition, it has both an en-suite bathroom and a shower room.

Conveniently located off the southern end of Gloucester Road, the exterior of the building was completely refurbished a few years ago, and the common parts redecorated.

- Reception Room opening onto Balcony
- Principal Bedroom with en-suite Bathroom
- Bedroom 2
- Shower Room / Guest Cloakroom
- Kitchen
- Excellent storage
- Well maintained building
- EPC: Rating C, Council Tax: Band G

Lease: Approximately 101 years remaining

Service Charges: Approximately £X,XXX per annum subject to annual review.

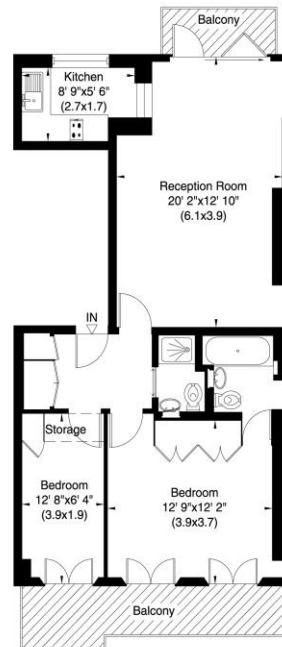
Guide Price: £1,400,000





BRECHIN PLACE  
LONDON SW7

Gross Internal Area: 63 Sq. metres  
677 Sq. feet



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).

Floor Plan by **capital group** 020 8671 7722

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