

BROMPTON ROAD | SW3



Winkworth

301 Brompton Road, London SW3

A high specification penthouse apartment with an extensive private roof terrace and sweeping panoramic views over Knightsbridge and Chelsea.

This two bedroom apartment has been refurbished by the current owners to a particularly high standard throughout. There is an enormous amount of natural light coming through the skylights and sliding doors that open from the principal bedroom and additionally from the bi-folding doors in the open-plan kitchen / living room. These both lead out onto a large decked roof terrace running the length of the apartment.

Accommodation comprises: Smart communal entrance hall, open-plan reception room with dining and kitchen areas, principal bedroom with bespoke wardrobes, Second double bedroom with en-suite bathroom and bespoke wardrobes, family bathroom, wet room with shower, large private roof terrace and qualification for RBKC parking permits. The apartment extends to 930sq/ft (86.4sqm) internally and the roof terrace to 362 sq/ft (33.63sqm).

ASKING PRICE: £1,795,000 *subject to contract*

TENURE: Leasehold; 125 years from 25 March 1984.

LOCAL AUTHORITY: Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band G

SERVICE CHARGE: £2,068 per annum

GROUND RENT: Currently £70 per annum rising to £1,020





Location:

Brompton Cross benefits from numerous top-end retail stores and restaurants, including the world famous Michelin Building. It is ideally situated for South Kensington, Knightsbridge and Sloane Square. The nearest underground stations are at South Kensington (District, Circle and Piccadilly lines) and Sloane Square (District and Circle lines).

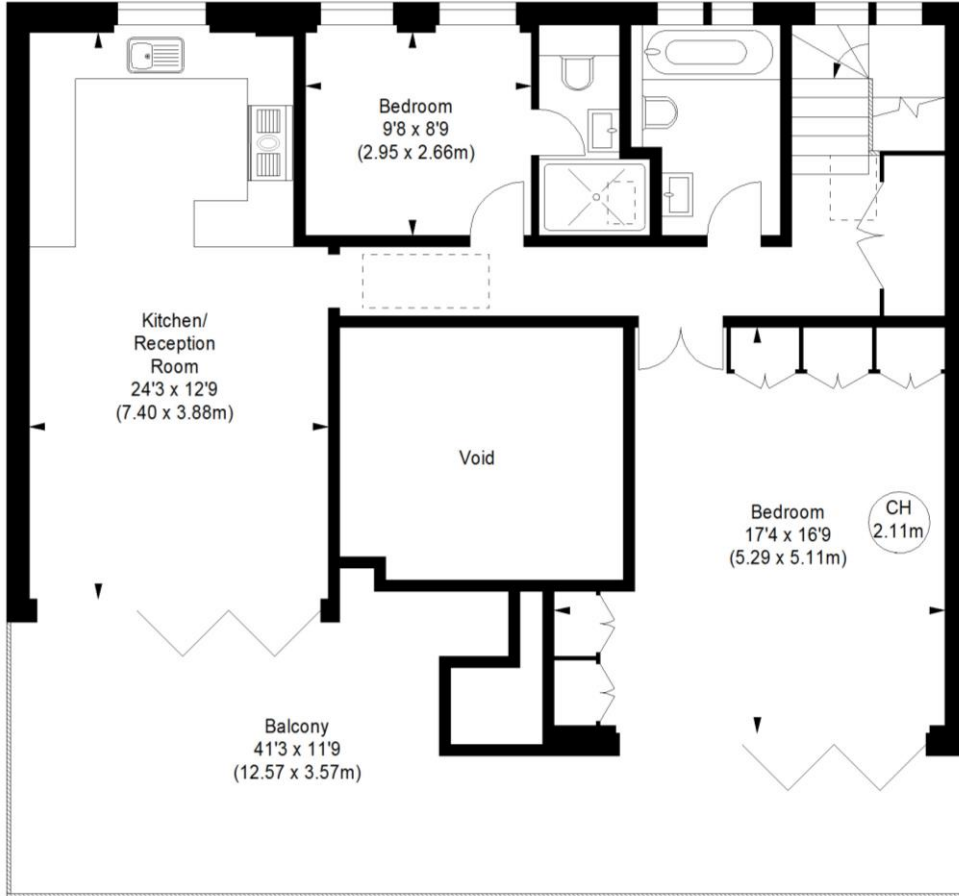
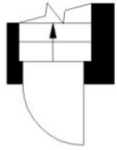
Penthouse | Two Bedrooms | Large Roof Terrace | GIA 930 sqft | EPC Rating C

BROMPTON ROAD, SW3

Approximate gross internal area
 930 sq ft / 86.40 sq m
 Roof Terrace
 362 sq ft / 33.63 sq m



Key :
 CH - Ceiling Height



FOURTH 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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