



34 Brechin place

London, SW7

An attractive two bedroom flat on the second floor of this red brick Victorian building, ideally situated close to all the shopping and transport facilities of Gloucester Road.

The property features a spacious and bright reception room with working gas fireplace, a separate contemporary kitchen, two double bedrooms with built-in wardrobes and modern shower room. The property benefits from both a South and West aspect, therefore flooded with natural light.

Brechin Place is home locally to a number of brilliant preparatory schools, senior schools, bars, restaurants and boutique shops. Hyde Park, Fulham Road, Brompton Road and Kings Road are all moments away.

Asking Price: £1,150,000 Subject to Contract

Tenure: Leasehold (newly granted 250yr lease)

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: D

Service Charge: £700 per quarter

Ground Rent: Peppercorn

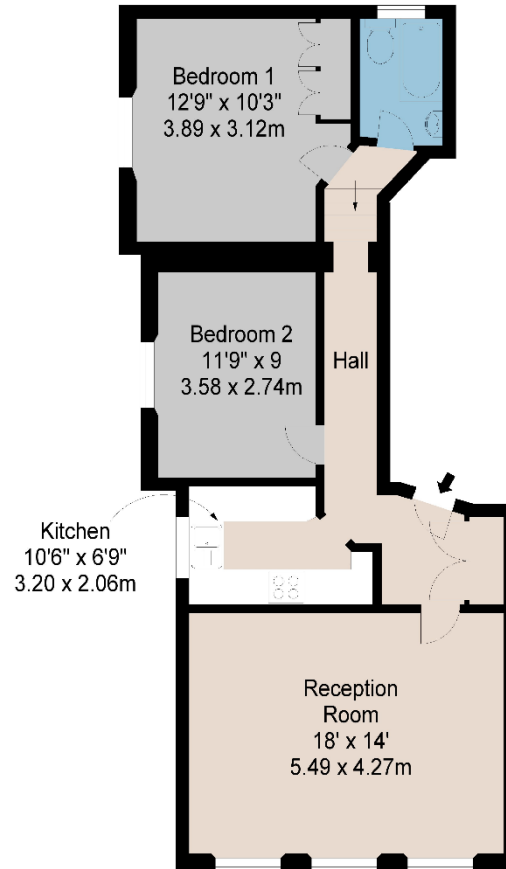




Prime Location | new 250yr Lease | Excellent Condition | Two Double Bedrooms

BRECHIN PLACE SW7
APPROX. GROSS INTERNAL AREA *
769 Ft² - 71.44 M²

Illustration For Identification Only, Not to Scale
 All Calculations include Any/All Areas Under 1.5m Head Height.
 * As Defined by RICS - Code of Measuring Practice
 (Measurements Taken From Supplied Plans)



SECOND FLOOR



www.bkrfloorplans.co.uk
 T: 0845 257 2023
 © BKR 2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



South Kensington Sales | 020 7373 5052
 southkensington@winkworth.co.uk

See things differently