

Old Brompton Road

SOUTH KENSINGTON SW7



A wonderful two bedroom maisonette occupying the first and second floors situated in this prime South Kensington location.

The apartment benefits from a fabulous southerly terrace leading off the reception room with views out towards Onslow Gardens.



LOCATION

The property is located on Old Brompton Road and is within easy walking distance of the amenities of South Kensington and Gloucester Road as well as the excellent transport links (South Kensington and Gloucester Road Tube Stations, Piccadilly, District and Circle lines)



ACCOMMODATION

Entrance Hall | Kitchen | Reception Room/Dining Area | 2 Bedrooms | Bathroom | Terrace

TERMS

Tenure Leasehold - A new 999 year lease to be granted.

Council Tax Band G

EPC Rating D

Local Authority Royal Borough of Kensington and Chelsea

Guide Price £850,000 subject to contract

APPROXIMATE GROSS INTERNAL AREA
84 SQ M / 904 SQ F T INCLUDING UNDER 1.5M
84 SQ M / 902 SQ F T EXCLUDING UNDER 1.5M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	72 C



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IMPORTANT NOTICE
All information in this document is correct to the best of our knowledge at the time of going to print. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.



First Floor

Second Floor