



Old Brompton Road

London, SW7 • Guide Price £1,825,000

A rare and outstanding loft-style apartment in the heart of South Kensington.

Arranged over three levels of this boutique block of flats, it is a calm oasis above the vibrant village. Its interior has been created to allow an abundance of natural light and its high ceilings and prominent structural beams add to its loft style allure.

The main reception space is especially impressive and great for entertaining with its natural light from skylights, wooden floor, surround sound AV system, independent cloakroom and a striking staircase with glass balustrades, leading to a mezzanine level with a separate study, a utility room with Miele appliances and ample eaves storage.

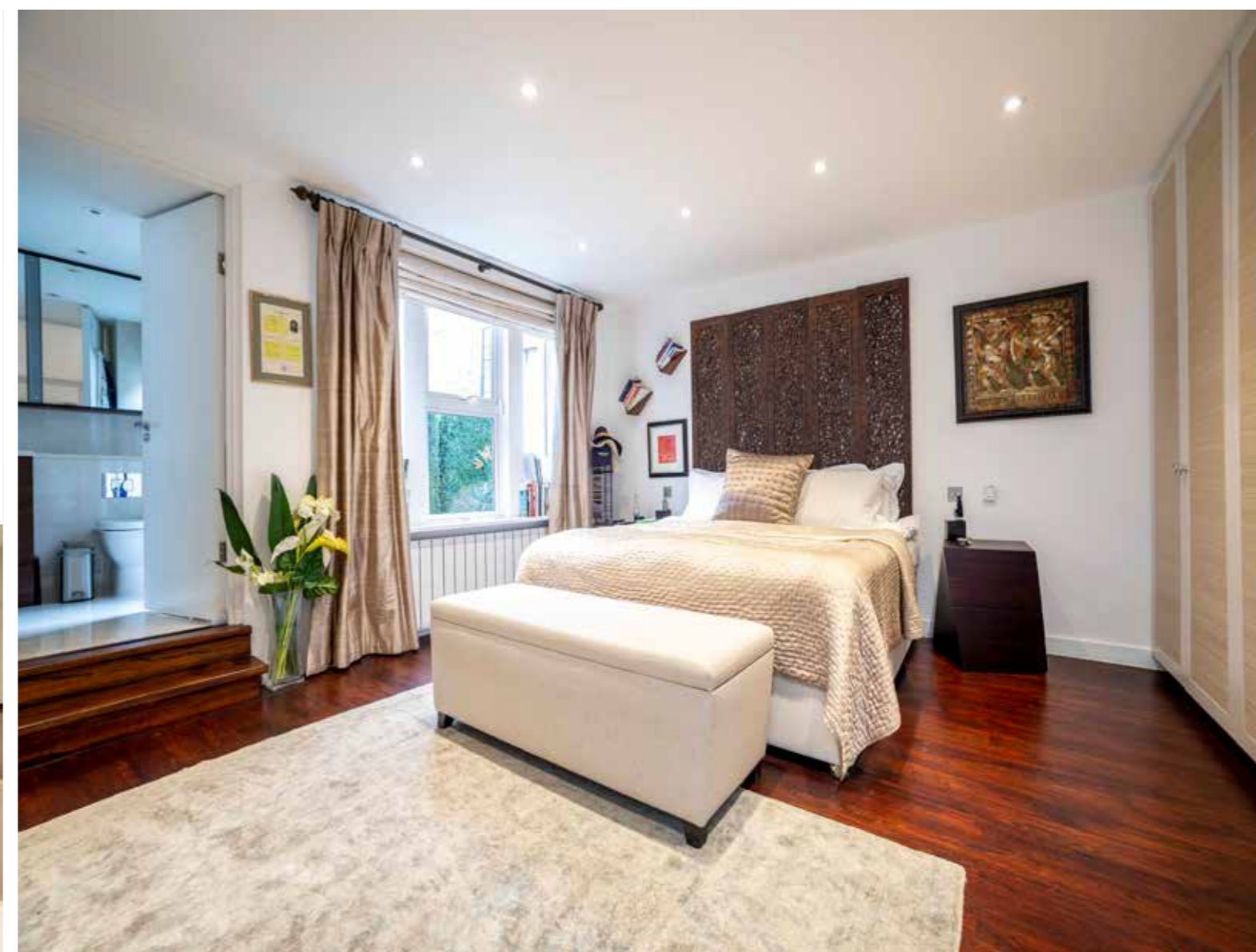
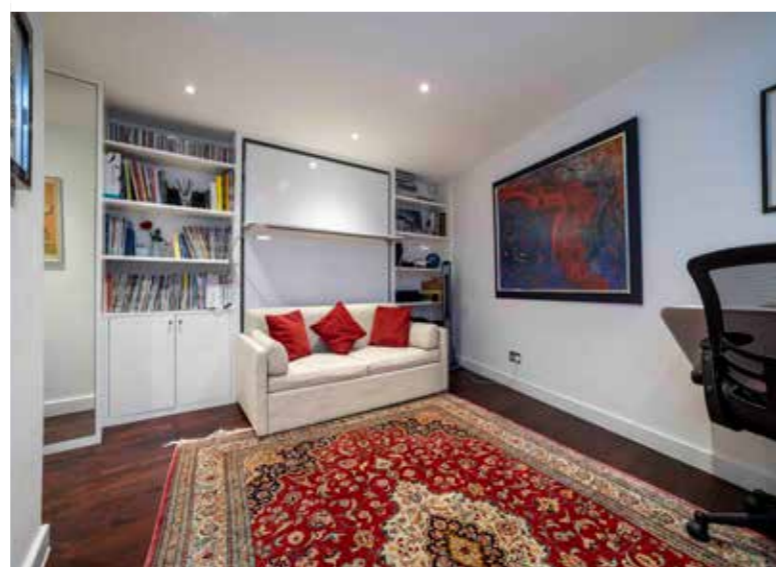
The separate and stylish kitchen has an eat-in bar, Siemens appliances, chilled/boiling Zip filter water tap and a weather sensitive Velux window.



This principal bedroom suite is generously proportioned.

It has plenty of built-in storage and an en-suite bath and shower room.

The second bedroom suite is a good size and offers flexible living, with a bespoke drop down bed, built in storage units, desk and an ensuite shower room.

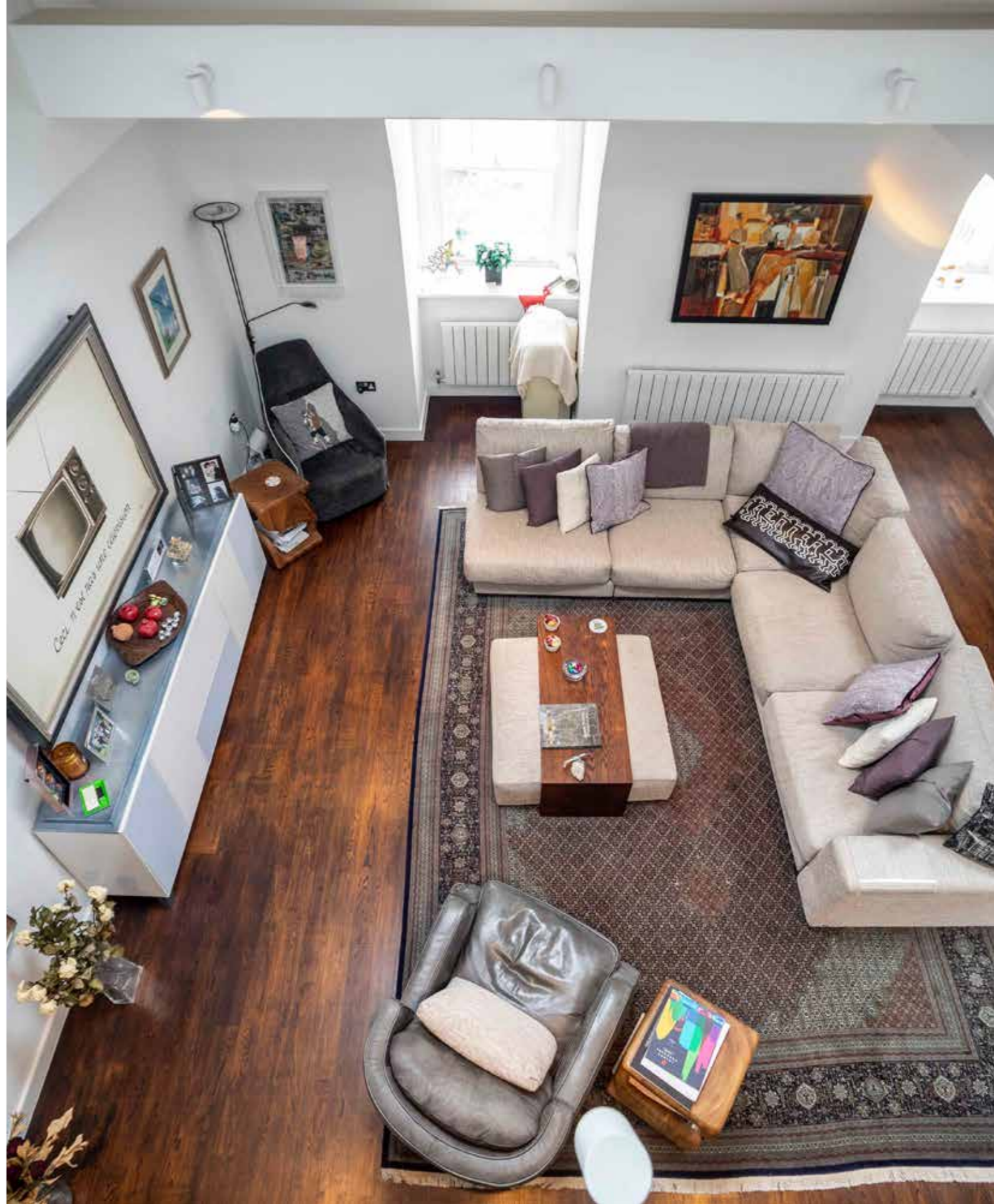


This highly unusual apartment for the neighbourhood, feels private and secluded. It has been redone to a high specification, with wonderful character and charm.



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**Smith &
Ericsson**

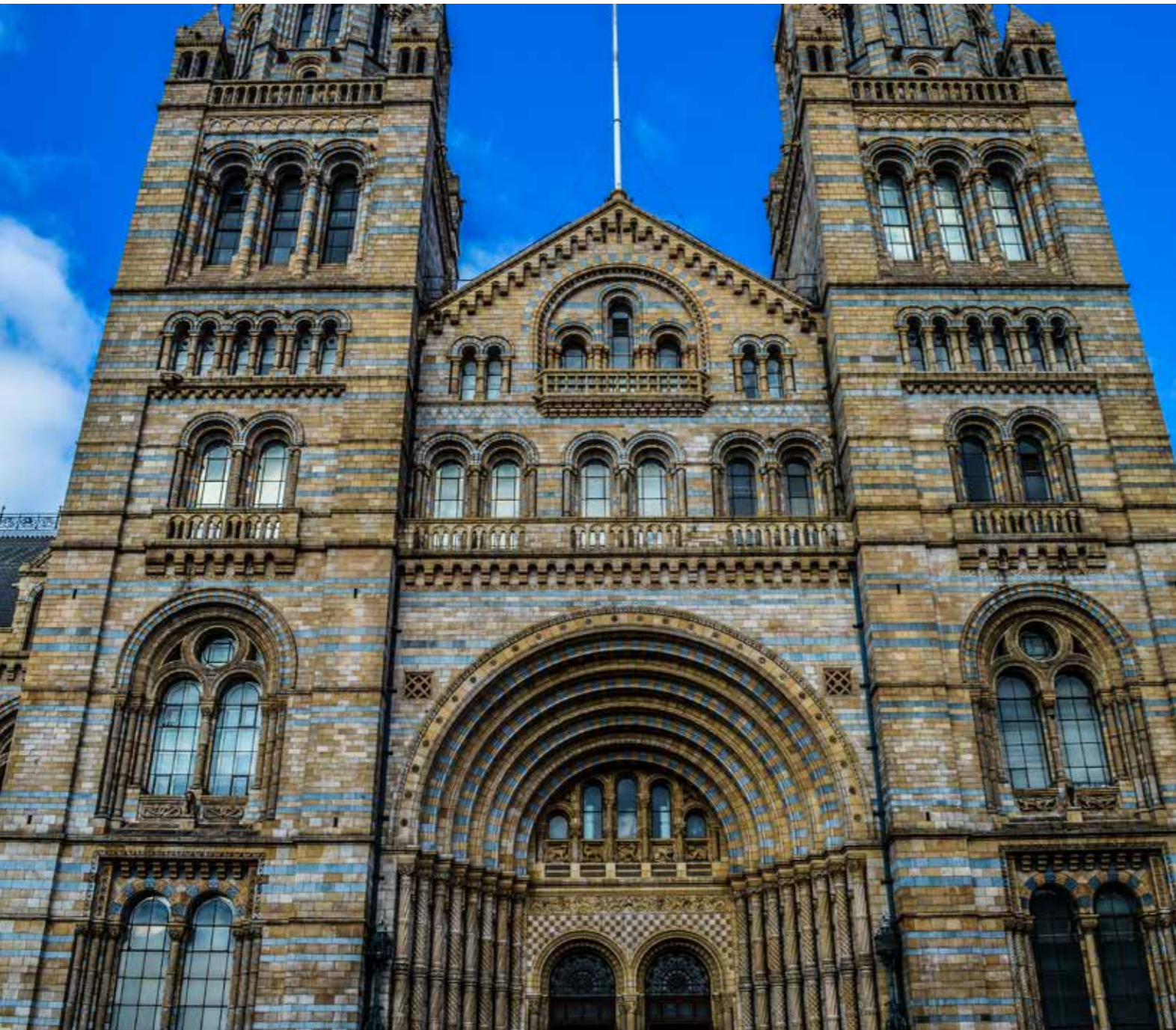


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South Kensington is well known for its many cafes, restaurants and bars, as well as its cultural offerings such as the Royal Albert Hall, Science Museum, Natural History Museum and Victoria and Albert Museum.

Hyde Park is to the north and Kensington High Street, Sloane Square and the Kings Road are all nearby. The station offers Circle, District and Piccadilly Line trains as well as many buses.



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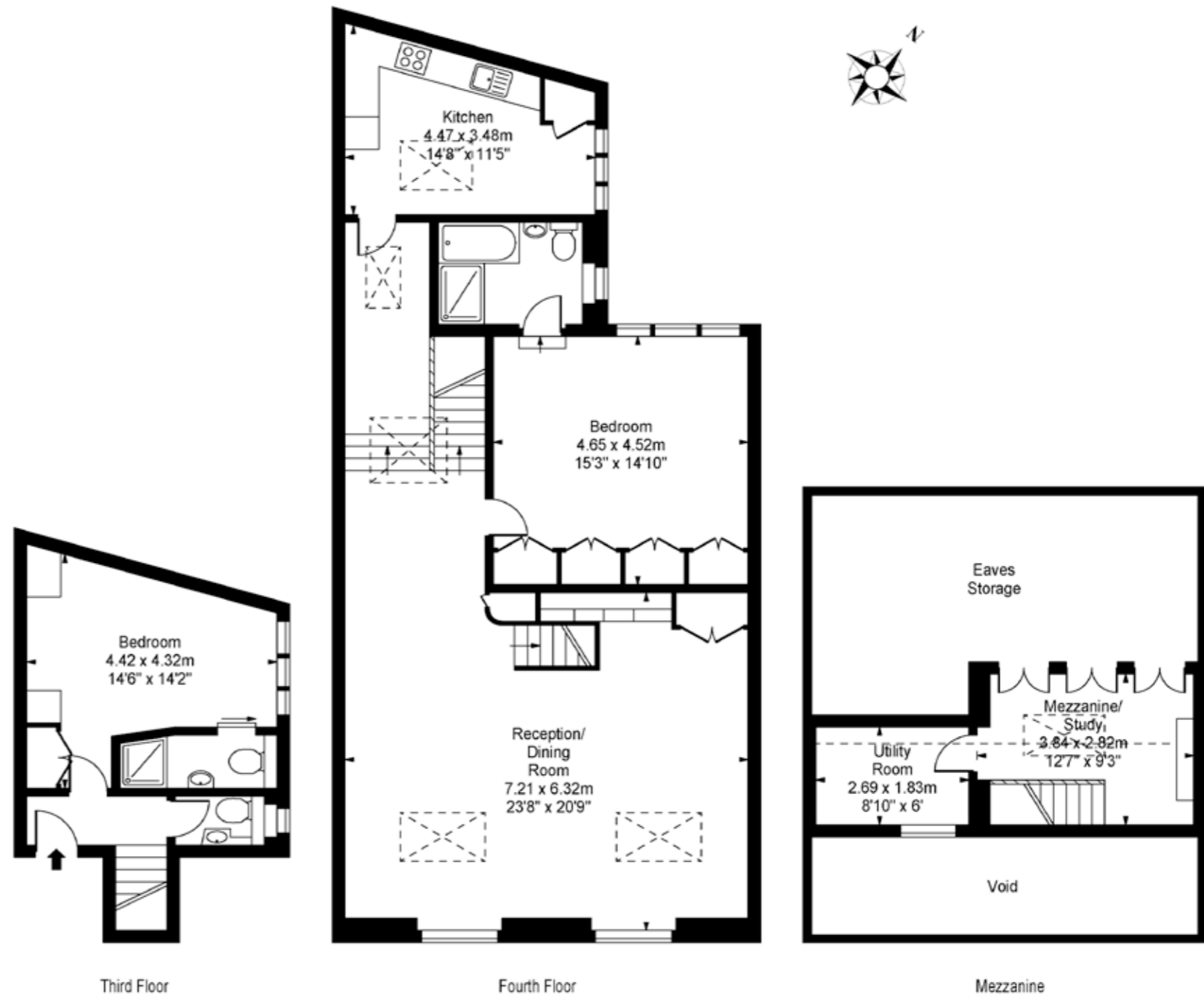


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Fourth Floor

Old Brompton Road, SW7



Gross Internal Area (approx): 1,770 sq.ft

164.5 sq.m

For identification only. Not to scale.

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**Smith &
Ericsson**

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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