BRECHIN PLACE, SW7

SOUTH KENSINGTON









A rare unbroken freehold prime central London development opportunity







6 Brechin Place is a residential freehold block located in the heart of The Royal Borough of Kensington and Chelsea. An attractive South facing red brick Victorian building in a quiet residential street.

The total current GIA measures 4,103 sq ft (381 sq m) and includes LAPP to extend further to 4,213 sq ft (391 sq m) and for the installation of a passenger lift. For sale with vacant possession.

Accommodation

Currently arranged as

- Entrance hall
- Three reception rooms
- Dining room
- Open-plan living/dining room
- Kitchen
- Five bedrooms
- Three bathrooms (one en-suite)
- Two Guest W.C
- Two balconies
- Storage Vault
- Garden

Location

6 Brechin Place was built by prominent architect of his time George E Mineard and was completed in 1884. These attractive red brick Victorian former townhouses are ideally situated on the favoured south facing terrace that adjoins Rosary Gardens and Gloucester Road at each end of this conveniently yet quietly placed street. The open green spaces of Hyde Park and Kensington Gardens are within ten minutes walk.

Located in The Royal Borough of Kensington and Chelsea, one of London's most popular and affluent districts and within walking distance of Knightsbridge, Kensington and Notting Hill. The borough is renowned for its many garden squares and offers a variety of historical and architectural landmarks that include the Victoria & Albert Museum, The Royal Albert Hall as well as the Natural History and Science Museums.

The area benefits from exceptional shopping and leisure amenities with affluent retail and restaurants available at Kensington High Street and Westfield both within easy reach as well as the world class shopping of Knightsbridge and the West end that are located close by.

Transport

The property is well connected and benefits from excellent transport communications with South Kensington and Gloucester Road underground stations within close proximity that offer Circle, District and Piccadilly line connections. Access to the major roads are also good with the A4 providing easy access to Heathrow (circa 30 minutes) and the motorway network.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. It is the responsibility of the purchaser to ensure they are adequate for any future use of the property.

Planning

The block falls under the jurisdiction of The Royal Borough of Kensington and Chelsea (RBKC) The building is not Listed nor is it located in a Conservation Area.

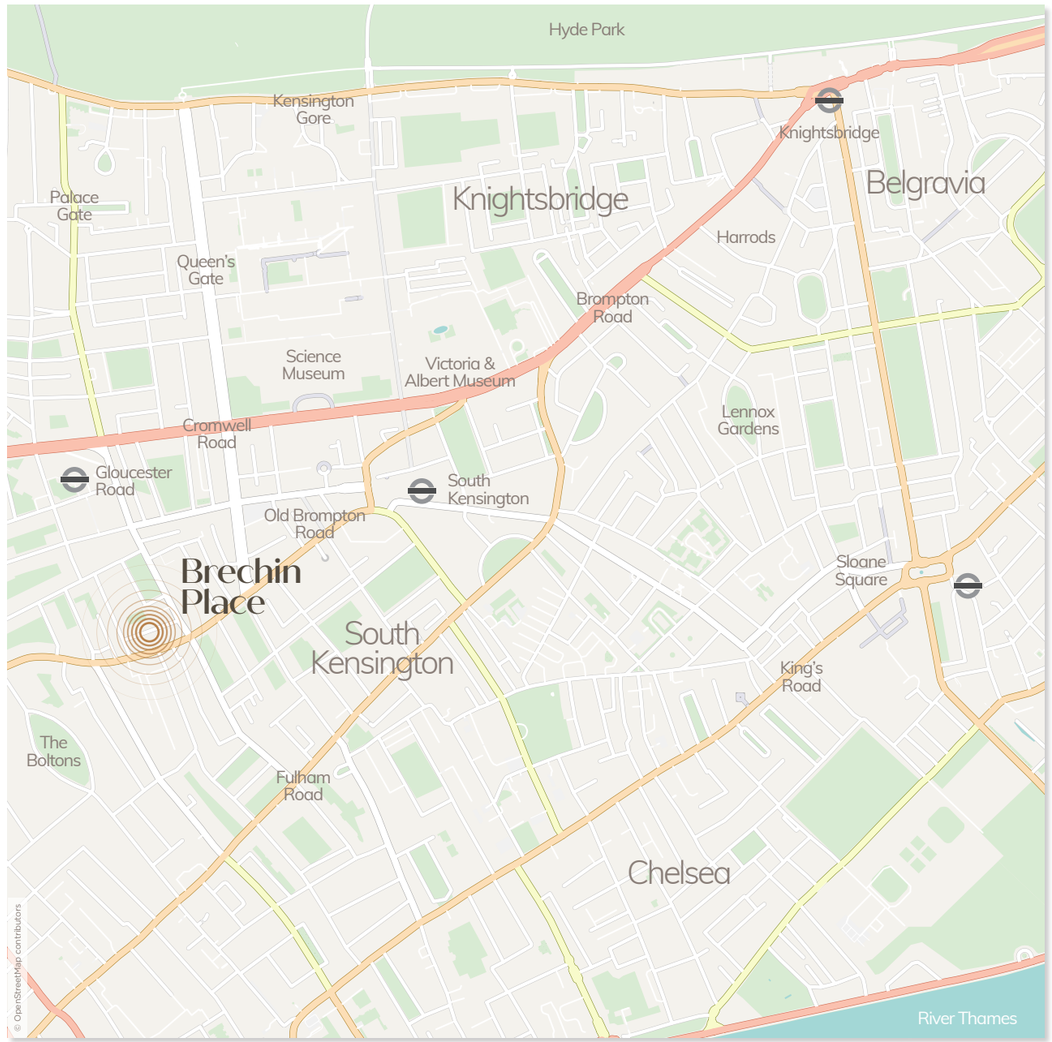
Planning Permission was granted Ref: PP/18/01217 on 08 May 2018 for the following development: "Lower ground floor rear extension with creation of lightwell and balustrade at rear lower ground floor and walk on roof light at rear ground floor; opening an area below front steps at lower ground floor level and provide cover; dormer roof extension to full width at rear of property and installation of two roof lights".

Freehoold

Guide Price: £5,500,000

Local Authority: The Royal Borough of Kensington and Chelsea







Approximate Gross Internal Area

4,103 sq ft
381.17 sq m



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

These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 29/10/20 WW-201015-09GG

THE BROCHURY

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