

INIGO



Bramham Gardens

LONDON SW5

£1,400,000 SHARE OF FREEHOLD

Set on coveted Bramham Gardens, this elegant two-bedroom apartment has a wonderful rooftop terrace with panoramic views over South Kensington. With access to a residents-only garden square surrounded by some of the city's finest 19th-century architecture, the apartment is perfectly placed for exploring the surrounding area's parks, museums and fine dining institutions. Earl's Court station is just a five-minute walk away, and Holland Park, Kensington Gardens and Kensington High Street are all close by.

Setting the Scene

Bramham Gardens was part of the larger Gunter Estate, which saw extensive development of townhouses and villas from the 1840s onward. Before it was developed, the area was used for market gardens, supplying west London with fruit and vegetables. The Gunter family sold off the land in the latter part of the century, with the first homes on Bramham Gardens constructed in 1882.

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Houses were built on the square over the next 12 years, resulting in an eclectic yet harmonious assortment of Victorian architectural styles including Queen Anne revival and gothic. The building that this apartment lies within was constructed by HA Matthews in 1885-6 and is formed of ornate red brickwork. A beautiful, residents-only garden lies in the centre of the square, with towering trees, thriving planted beds and plenty of spaces to sit and listen to the birdsong.

The Grand Tour

A short run of steps ascends to a smart communal front door set within an ornate porch. Stairs ascend to the fourth floor, where this apartment's private front door is sited. Another flight of stairs winds up to the fifth level, where the apartment's sleeping and living spaces emanate from a central hallway.

The open-plan kitchen/living room is at the rear, with two dormer windows that draw in natural light. Cleverly delineated, the space has separate zones for dining, relaxing and cooking. There is a period fireplace on one side, along with fitted bookcases with plenty of space for a personal library. At the far end, the kitchen is formed of sleek L-shaped cabinetry and has an oven and a four-ring gas hob.

At the front of apartment are two bright double bedrooms. The principal has an en suite and built-in storage, while both have soft carpeting underfoot and spot lighting overhead. A additional bathroom has a bath with a shower overhead.

The Great Outdoors

A decidedly contemporary staircase rises past open shelves to an expansive roof terrace that crowns the building. Panoramic views of South Kensington's chimneys and rooftops unfold here, the perfect spot to unwind in a day-long light.

Residents can obtain access to the leafy and well-maintained private garden that borders the street, with an annual fee to the garden committee.

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Out and About

Excellent opportunities for dining abound in the local area. Favourite La Pappardella is just around the corner, and for drinks the Drayon Arms is just a short walk away. Black Rabbit Café serves a delicious cup of coffee, and La Terrazza is the perfect spot for an aperitivo on the terrace.

The apartment is ideally located for the delights of Knightsbridge and South Kensington. This is London's well-heeled heartland, within walking distance of the world-famous Harrods, the Serpentine Gallery dramatically positioned on a bend within Hyde Park, the National History and Victoria and Albert Museum and London's most opulent concert venue, the Royal Albert Hall. Leighton House and Japan House are also well worth the visit.

The open green spaces of Kensington Gardens and Holland Park are within walking distance. Brompton Cemetery, one of London's 'Magnificent Seven' and a royal park, is a short stroll away. The River Thames is to the south, with its meandering east-west footpath.

The nearest underground station is Earl's Court (Piccadilly and District lines), approximately a five-minute walk away. The A4/M4 is close by for fast routes to the West and Heathrow Airport.

Tenure: Leasehold with Share of Freehold

Lease Length: Approx. 987 years remaining

Service Charge: Approx. £4,103 per annum

Ground Rent: Approx. N/A

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.