



Brompton Road, SW3  
£1,550,000, Leasehold

Anderson//Rose



## Brompton Road, SW3

An opportunity to acquire a simply stunning apartment that has been finished to an impressive standard throughout. The property is situated on the first floor of beautiful 1930's art deco style mansion block and boasts magnificent ceiling volumes throughout the flat.

Comprising of a 24 foot wide reception and dining room which is filled with natural daylight from its three large sash windows, a separate kitchen with modern appliances, two double bedrooms, family bathroom and a guest cloakroom. The property further benefits from the buildings porter service and passenger lift.

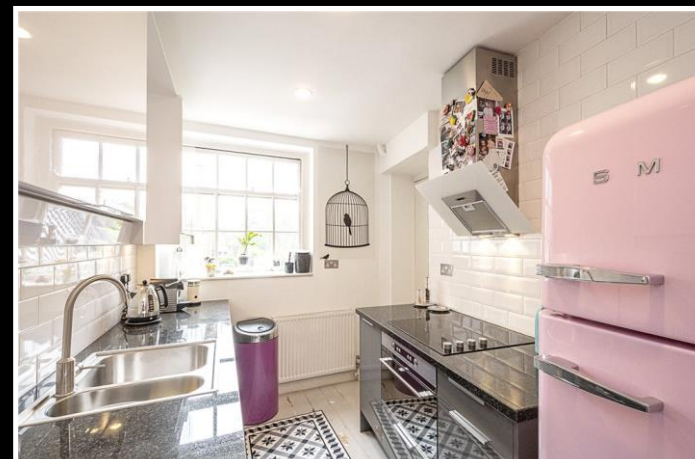
Ovington Court is conveniently situated moments from the many amenities of Knightsbridge and South Kensington whilst also being just 10 minutes from Hyde Park. The world famous Harrods luxury shopping building is virtually on your doorstep.

Service charge: £6,600

Ground rent: £100

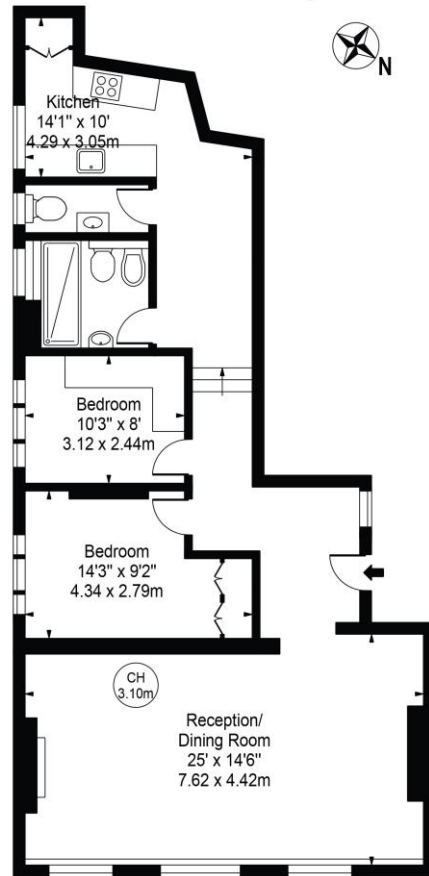
Ref PCL220018

£1,550,000



## Ovington Court

Approx. Gross Internal Area 921 Sq Ft - 85.56 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>67</b>
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.