



RUSSELL SIMPSON

Superlative six-bedroom flat
with exceptionally grand
lateral layout on a sought-
after garden square.

BRAMHAM GARDENS,
EARLS COURT SW5

Bramham Gardens

Earls Court SW5

£10,450,000

BEDROOMS 6	INTERNAL 5,051 SQ FT 469 SQ M	OUTDOOR 118 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 4		EPC E	COUNCIL TAX Band H
BATHROOMS 5	—	TENURE Share of Freehold	





The Property



Impressive flat with opulent interiors and south-facing balconies within easy reach of Earl's Court station

Entering the flat on the first floor, the spacious welcoming front hall leads through to a dining room with a pair of double French doors opening onto a balcony. This space flows into an impressive double drawing room with a wide bay window and a feature fireplace. Wooden floors and large windows emphasise the grand proportions and fills these spaces with light.

This floor also contains a guest cloakroom, a well-appointed bespoke kitchen with a central island breakfast bar, opening onto an informal eating area. Furthermore, there is a family sitting room and a media room. A utility room and a separate ensuite staff bedroom complete this level.





The Bedrooms

The second floor consists of five bedrooms. The principal bedroom suite includes a generous dressing room as well as a bathroom. Two more bedrooms are also ensuite, while another two bedrooms share a bathroom with a bath. Furthermore, this floor features a spacious landing that can be used as another comfortable reception area.





The Design

This rare flat consists of two conjoined properties, giving an unusually spacious lateral layout across two floors. It was recently renovated with tastefully decorated interiors adding to the sense of elegance and beauty throughout.

Other features include Lutron mood lighting, zoned underfloor heating, and a state of the art Savant integrated music and AV system with touch panels in all main areas.





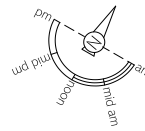


The Neighbourhood

The property includes a pair of south-facing balconies with enough space for outdoor seating. It is part of an attractive Victorian mansion building with both porter and lift.

Bramham Gardens was first enclosed in the late nineteenth-century as part of the Gunter Estate. Building work began in 1882, lining the square with impressive red-brick townhouses and mansion blocks. The garden features a mix of lawns, planted borders and beautiful plane trees. Unusually for a London garden square, well-behaved dogs are welcome.

From here, Earl's Court underground station is a short walk away, while Gloucester Road station is also close. In addition, the world-class museums and cultural venues of South Kensington are within easy reach.

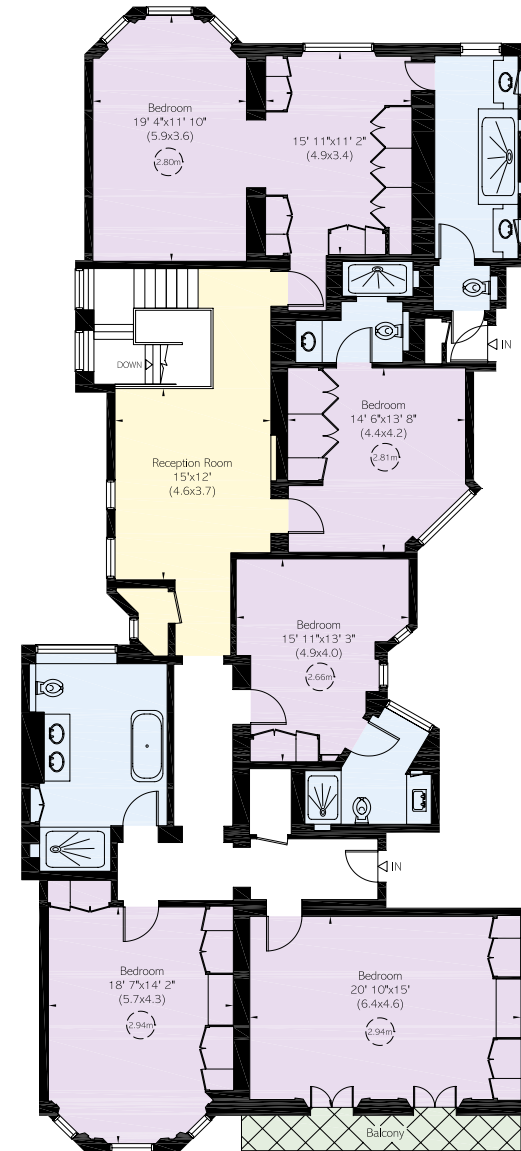
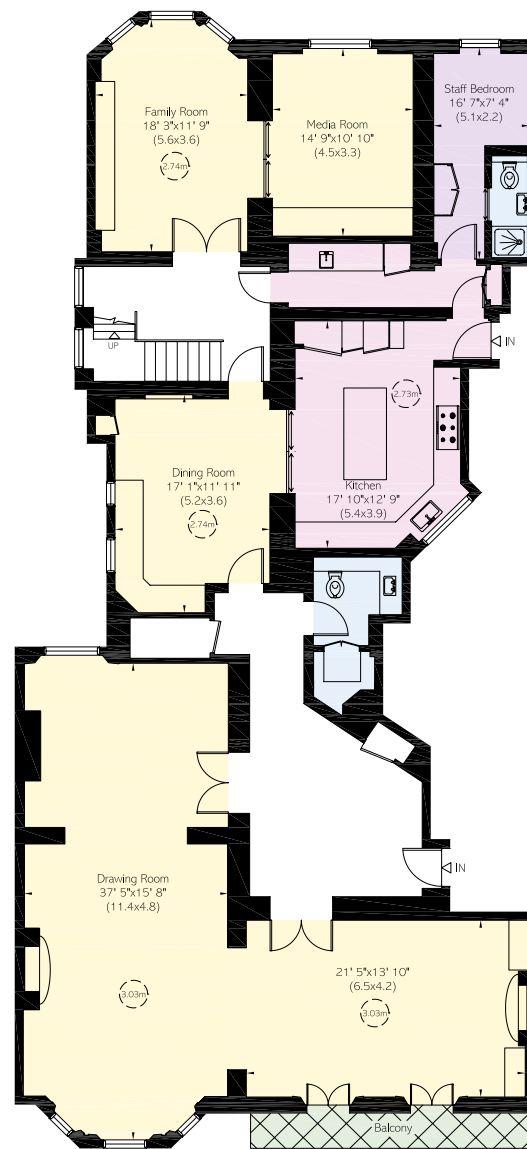


APPROXIMATE INTERNAL AREA

5,051 SQ FT / 469 SQ M

OUTSIDE AREA

118 SQ FT / 11 SQ M



RUSSELL SIMPSON

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