



## **RUSSELL SIMPSON**

Architect designed five-  
bedroom family home with  
summer house, landscaped  
private garden and  
exceptional roof terrace

OLD BROMPTON ROAD  
SOUTH KENSINGTON SW7

# Old Brompton Road South Kensington SW7

£4,950,000

BEDROOMS 5	INTERNAL 2,545 <small>SQ FT</small>  236 <small>SQ M</small>	OUTDOOR 1,337 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band H
BATHROOMS 4	—	TENURE Freehold	





# The Property

Beautifully and lovingly decorated house with sophisticated interiors in the heart of South Kensington

Entering the house on the raised ground floor via a locked gate for extra safety and privacy, the front door opens onto a generous drawing room. This elegant space includes high ceilings, a broad bay window and a stylish bar with champagne fridge and sink, flowing through to a dining room with fully-functioning gas fireplace. From here, bifolding French doors lead out onto the terrace.

The lower ground floor features a bespoke kitchen with a central island and an informal eating area. Bifolding French doors open onto a paved rear patio with steps leading up to the garden. The first-class appliances include a Lacanche cooking range, two wine fridges, Miele appliances and multi-water tap. A dumb waiter connects to the dining room, plus further secure wine fridge storage can be found under the stairs









Russell Simpson

Old Brompton Road









# The Bedrooms

This floor also features a bedroom with ensuite bathroom, a well fitted utility room, guest WC and separate access to the front garden.

The first floor consists of three bedrooms, sharing a bathroom. The second floor is entirely occupied by the principal bedroom suite, offering a bedroom along with a separate dressing room, and a spacious bathroom with shower.







Russell Simpson

Old Brompton Road



This wonderful light-filled house is newly renovated and presented in superb condition.

Its interiors have been finished to the highest standard, blending classical and contemporary design details. They include brand new double-glazed windows, inbuilt speakers in most rooms, concealed air conditioning with fan and underfloor heating throughout, USB-C sockets, and a comprehensive security system.





Russell Simpson



Old Brompton Road









# Outdoor Spaces

The house includes a large rear garden with a tiled seating area, planted borders, outdoor lighting and inbuilt irrigation. There is also a light-filled summer house with ensuite shower room, ideal as a guest bedroom/home office. Furthermore, a planted front garden provides additional privacy.

The house includes a first-floor conservatory currently used as a playroom. Finally, it is the only property on the street with a rooftop garden that includes wooden decking, a firepit, a bar and a 5 adult size hot tub with direct hot water for ease of refill.







# The Neighbourhood

This impressive family home is conveniently positioned among the restaurants and shops of the Old Brompton Road. From here, Gloucester Road and South Kensington underground stations are both close, while the neighbourhood's many world-class cultural institutions are within walking distance.



# APPROXIMATE INTERNAL AREA

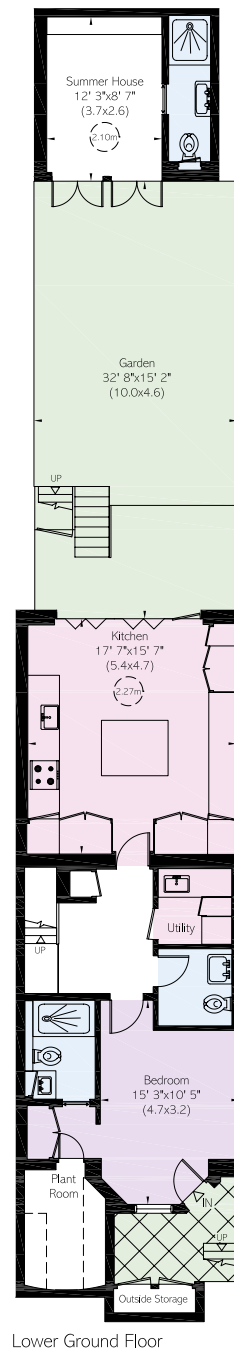
2,545 SQ FT / 236 SQ M

# INCLUDING LIMITED USE AREA, OUTSIDE STORAGE & SUMMER HOUSE

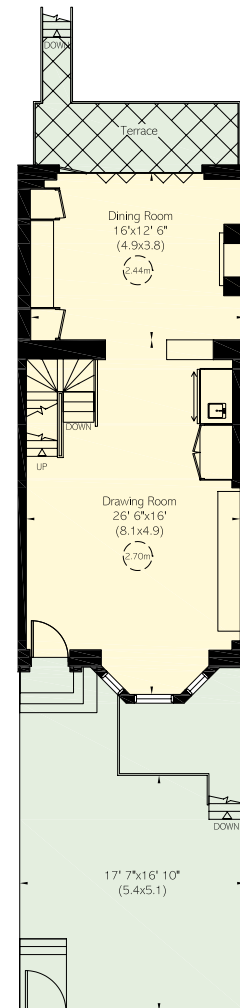
189 SQ FT / 18 SQ M

# OUTSIDE AREA

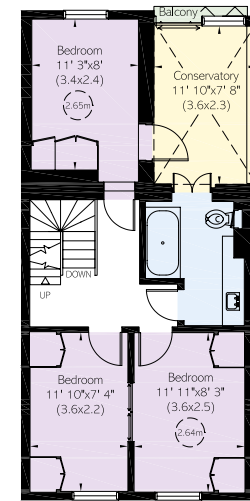
1,337 SQ FT / 124 SQ M



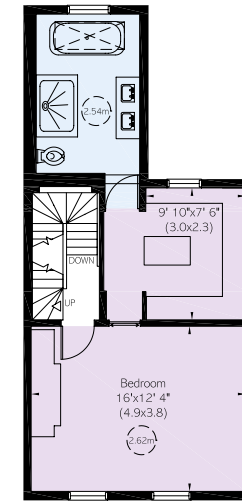
Lower Ground Floor



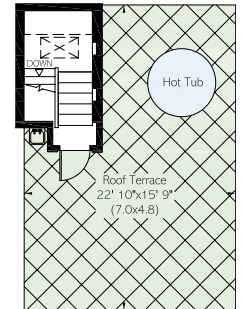
Raised Ground Floor



First Floor

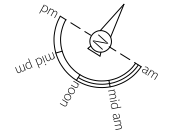


Second Floor



Third Floor

Reduced head height below 1.5m





# RUSSELL SIMPSON

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