BROMPTON ROAD, KNIGHTSBRIDGE, SW3  £1,995,000

A stunning, brand new 3 bedroom flat extending to 936 sq ft having a bright dual aspect view situated on the second floor (with lift) of this small mansion block. The flat has a lease of 126 years remaining and offers flexible accommodation with the third bedroom currently a study. The flat is located on the corner of Beauchamp Place and Brompton Road located in the heart of Knightsbridge. Harrods is 200 yards from the flat with Knightsbridge underground station (Piccadilly line) 5 minutes walk from the property. The property has been let until the end of December 2020 at £1,300 per week and can be purchased as a rental investment.

See an introductory video of this property on our YouTube channel https://youtu.be/WrLHWDraWro

Details

2/3 Bedrooms
2 Bathrooms
Reception Room
Study/Bedroom 3
Open Plan Kitchen
Lift
Whilst Plaza Estates take due care in preparation of these particulars, the do not and are not intended to constitute the whole or any part of an offer or contract. Plaza Estates are not authorised by the vendor to make any representations or warranties of whatsoever nature. Nor do Plaza Estates, their servants, agents or employees accept responsibility for the accuracy of these particulars upon which any intending purchaser must satisfy himself by inspection or otherwise.
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**Terms and Conditions**

Tenure: 126 years  
Service Charge: £4,362.00  
Borough: Kensington & Chelsea  
Council Tax Band: G  
Council Tax: £1,871.78  
Price: £1,995,000

**EPC Information**

**Energy Performance Certificate**

Flat 2 Beauchamp Mansions, 183, Brompton Road, LONDON, SW3 1PA  
Dwelling type: Mid floor flat  
Reference number: 8305-0519-3295-0026  
Date of assessment: 04 June 2016  
Type of assessment: RECENT existing dwelling  
Total floor area: 87 m²

- Estimated energy costs of dwelling for 3 years: £4,086
- Over 3 years you could save: £3,462
- Estimated energy costs of this home:
  - Lighting: £390 over 3 years  
  - Heating: £3,462 over 3 years  
  - Hot Water: £669 over 3 years
- Total: £4,086  
- You could save: £3,462

**Energy Efficiency Rating**

- The graph shows the current energy efficiency of your home.  
- The higher the rating the lower your fuel bills are likely to be.  
- The EPC rating shows the effect of undertaking the recommendations on page 3.  
- The average energy efficiency rating for a dwelling in England and Wales is band D (rating 72).  
- The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

- **Recommended measures**:  
  - Insulation:  
    - Loft insulation: £800  
    - Wall insulation: £2,000
- **Typical savings over 3 years**: £1,972

SUBJECT TO CONTRACT  
VIEWING STRICTLY BY APPOINTMENT