



**SUBSTANTIAL GRADE II LISTED GEORGIAN HOUSE LOCATED IN A PRIME
KNIGHTSBRIDGE GARDEN SQUARE**

savills

A WONDERFUL GEORGIAN HOUSE WITH PLANNING PERMISSION TO SUBSTANTIALLY EXTEND

BROMPTON SQUARE
LONDON, SW3

Guide Price £15,950,000, Freehold

4 reception rooms • 7 bedrooms • 6 bathrooms
Kitchen/breakfast room • Conservatory Gymnasium
Lift

Situation

Brompton Square is located in Knightsbridge, north of Brompton Road and immediately east of the Brompton Oratory. The location has good transport connections, being equidistant from Knightsbridge (Piccadilly line) and South Kensington (district, circle and Piccadilly lines) underground stations are close by and easily accessible. There are many bus routes along Brompton Road. London's West End is easily accessible to the east, along Brompton Road (A4) with the national motorway network and London's Heathrow Airport to the west along Cromwell Road (A4).

There are excellent local shopping and restaurant facilities nearby including Harrods and Harvey Nicholls. A selection of internationally renowned shops and boutiques can be found nearby in Beauchamp Place, Walton Street and Fulham Road. To the north of the house, Hyde Park is easily accessible.

Description

The houses at the northern end of Brompton Square were laid out between 1824 to 1839. They are arranged on a curve at the end of the square with stucco fronted elevations, enriched windows, projecting porches with Doric columns. This Grade II listed house is 2 windows wide having a cast iron balcony to the first floor overlooking the square gardens.



The house currently extends to approximately 6,359 sq ft (591 sq m) and is arranged over lower ground, ground and 4 upper floors. The accommodation comprises a magnificent first floor drawing room, dining room, 7 bedrooms, 6 bathrooms, kitchen/breakfast room, conservatory, gymnasium, domestic offices.

Listed building and planning consent (Ref: PP/13/05535) was granted on 29th November 2013 for the redevelopment of the lower ground floor and garden, excavation of 2 basement levels, replacement of glass pavilion, re-landscaping of rear garden and associated alterations. On 18th January 2017 confirmation that PP13/055525 was lawfully implemented before the expiry date of 28th November 2016 (Ref: CL/16/07905).

Tenure

Freehold

Viewing

Strictly by appointment with Savills.



Knightsbridge Houses

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Brompton Square, SW3

Gross internal area (approx.)
606 Sq m (6525 Sq ft) Including Vault and Under 1.5m
591 Sq m (6359 Sq ft) Excluding Vault and Under 1.5m
For identification only, Not to Scale

Floor Plan by **capital group** 020 6671 7722

