



PRINCES COURT, 88 BROMPTON ROAD, SW3
£1,275,000

Carter Jonas

PRINCES COURT, 88 BROMPTON ROAD, SW3

A newly redecorated, fifth floor flat (with lifts) of 870 sq ft positioned at the rear of the building with lovely views. Princes Court is a portered residential block in the heart of Knightsbridge.

This spacious and bright flat has a good-sized reception, separate fully fitted kitchen, two good sized double bedrooms, one bathroom, and a guest cloakroom.

The building benefits from lifts & portage.

The apartment would make a convenient prime central London pied-a-terre or rental investment.

Leasehold - expires 31st January 2187

Service charge - £954.31 per month as of Jan 2022

AMENITIES

- 2 Bedrooms
- 1 Bathroom
- 1 Reception Room
- Separate Kitchen
- Guest WC
- Porter
- Fifth Floor (with lift)
- Leasehold

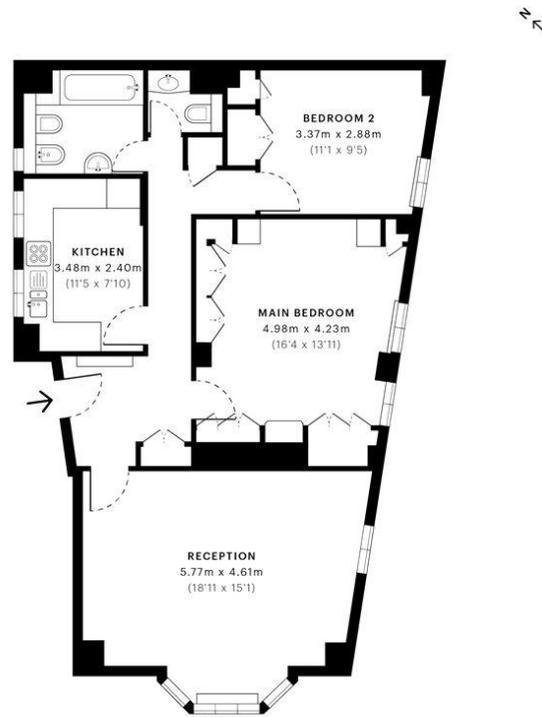
TENURE Leasehold

LOCAL AUTHORITY Westminster City Council

EPC BAND D







— Fifth Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
80.82 sqm / 869.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes carports, restricted head height
75.19 sqm / 809.34 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 82.86 sqm / 891.90 sqft
IPMS 3C RESIDENTIAL: 77.99 sqm / 839.48 sqft

spec id: 616d27ea33bb64a0d0ded4f10e

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Knightsbridge and Chelsea 020 7584 7020

chelsea@carterjonas.co.uk
47 Beauchamp Place, Chelsea, London, SW3 1NX

carterjonas.co.uk
Offices throughout the UK

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