



**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 & porterage.

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



Classification L2 - Business Data







Carter Jonas

Princes Court, SW3

CAPTURE DATE 09/02/2022 LASER SCAN POINTS 1,937,883

GROSS INTERNAL AREA

80.82 sqm / 869.94 sqft



— 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 entrance, measured head height  
75.19 sqm / 809.34 sqft

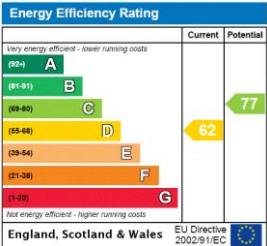
EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

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



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans 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.

IPM4 3B RESIDENTIAL 82.85 sqm / 891.90 sqft  
IPM4 3C RESIDENTIAL 77.99 sqm / 839.48 sqft  
SPEC ID: 61fd27ea3bb64d0ddede4f10e



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