

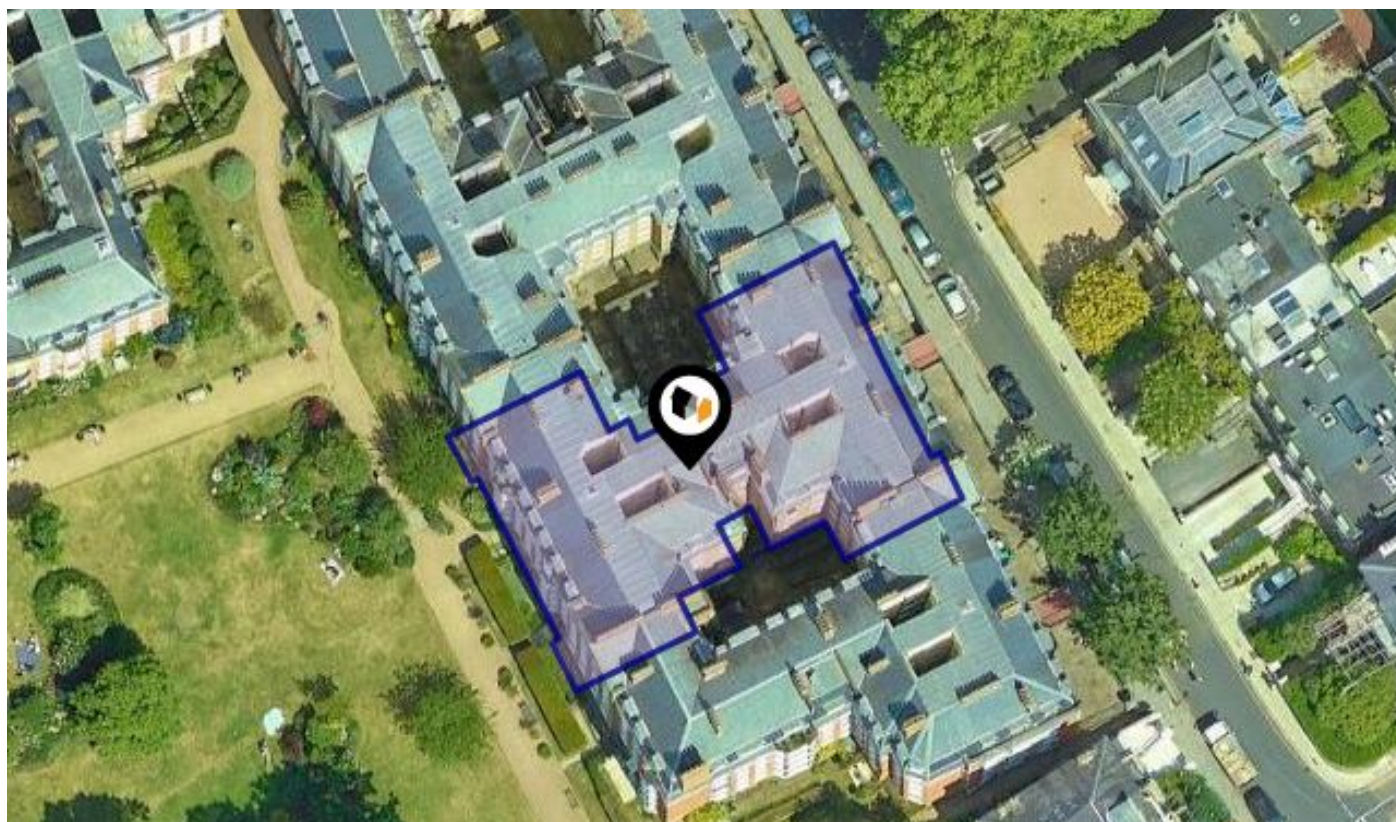


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 10th April 2024



COLEHERNE COURT, THE LITTLE BOLTONS, LONDON, SW5

Jason Scott –powered by eXp

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	4	Start Date:	21/01/2019
Floor Area:	1,528 ft ² / 142 m ²	End Date:	24/06/3016
Plot Area:	0.17 acres	Lease Term:	999 years from 24 June 2017
Year Built :	1904	Term Remaining:	992 years
Council Tax :	Band G		
Annual Estimate:	£2,550		
Title Number:	BGL147019		
UPRN:	217097836		

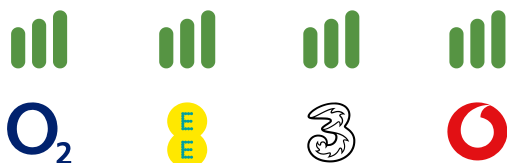
Local Area

Local Authority:	Kensington and chelsea
Conservation Area:	The Boltons
Flood Risk:	
• Rivers & Seas	Very Low
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	80 mb/s	1000 mb/s
		

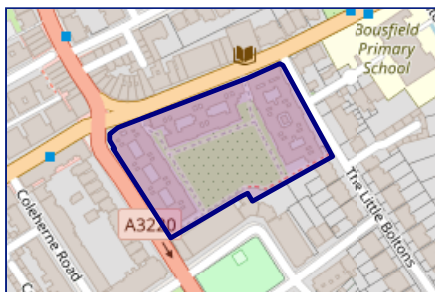
Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:

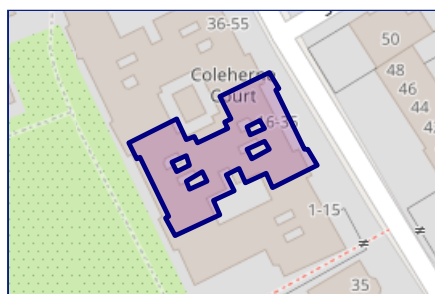


Freehold Title Plan



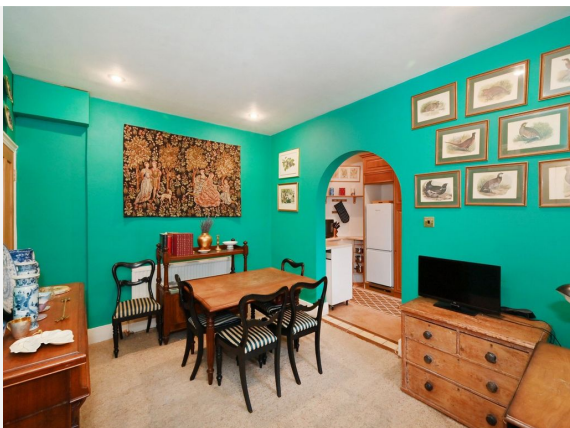
BGL24269

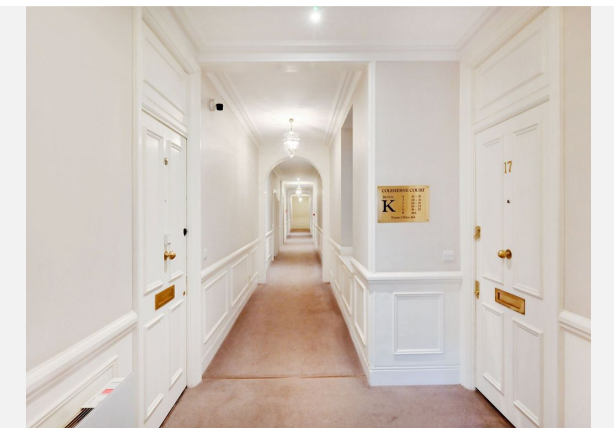
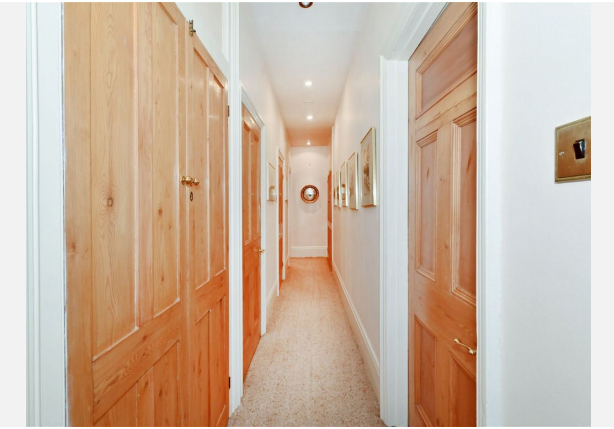
Leasehold Title Plan



BGL147019

Start Date: 21/01/2019
End Date: 24/06/3016
Lease Term: 999 years from 24 June 2017
Term Remaining: 992 years

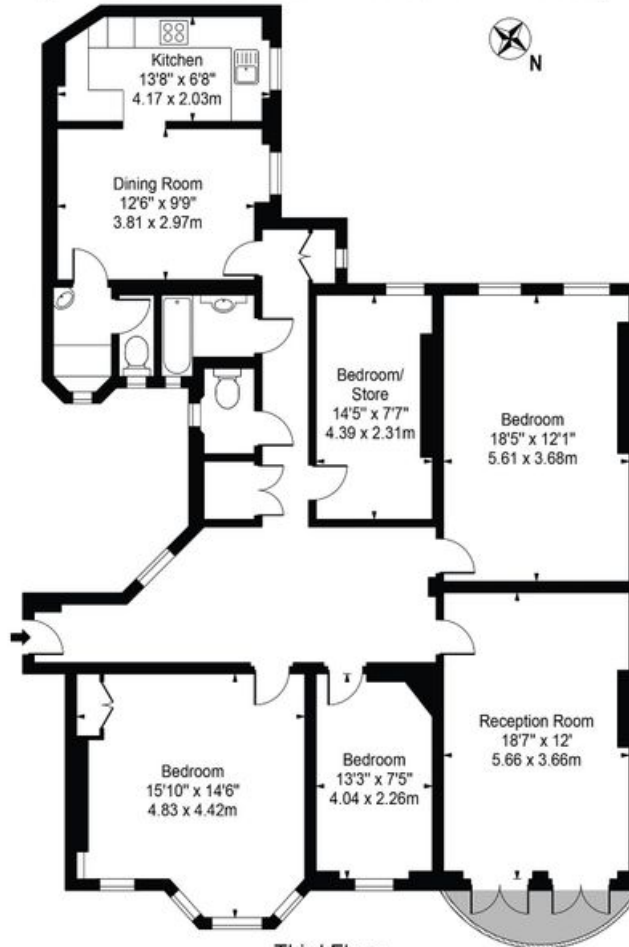






COLEHERNE COURT, THE LITTLE BOLTONS, LONDON, SW5

Coleherne Court
Approx. Gross Internal Area 1538 Sq Ft - 142.88 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Property EPC - Certificate

JASON SCOTT
exp UK

Coleherne Court, The Little Boltons, SW5

Energy rating

D

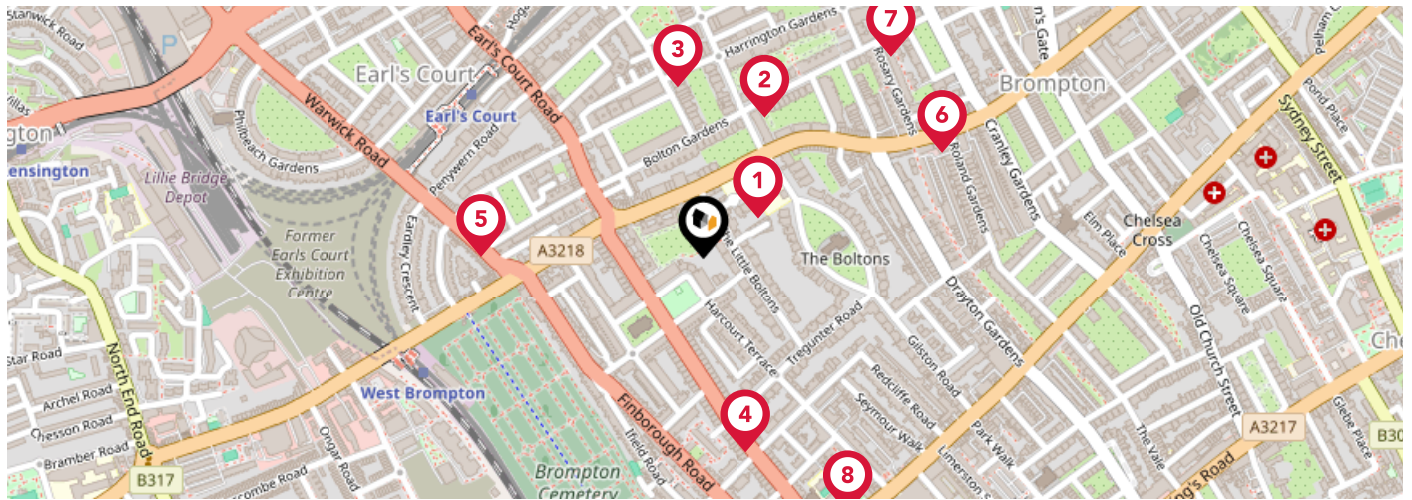
Valid until 12.02.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

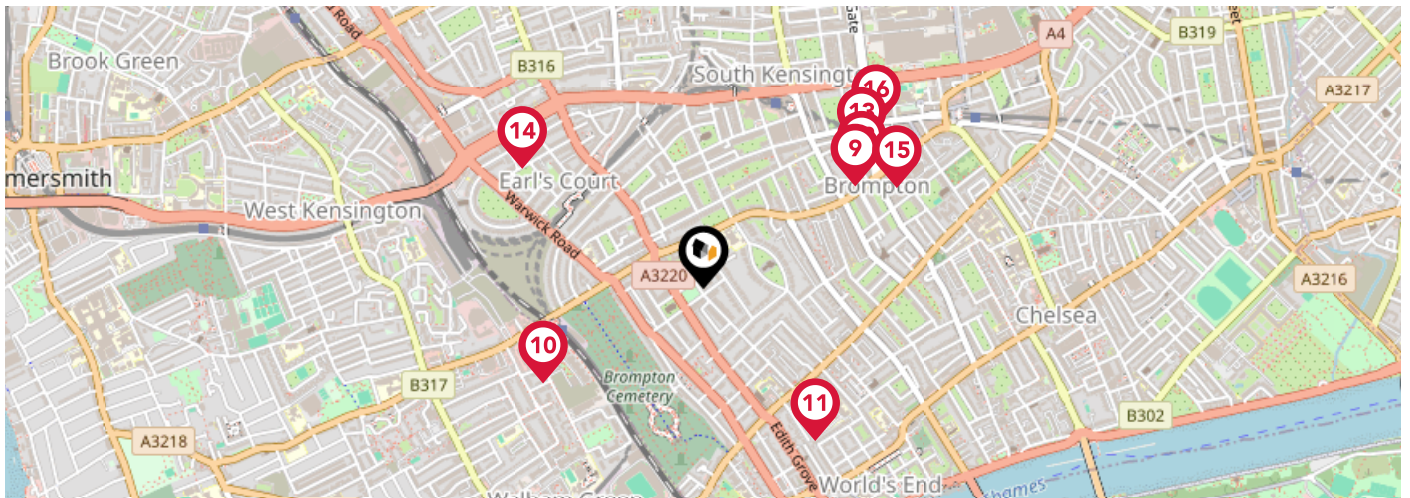
Additional EPC Data









Property Type:	Flat
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	03
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Not defined
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	142 m ²

Area Schools



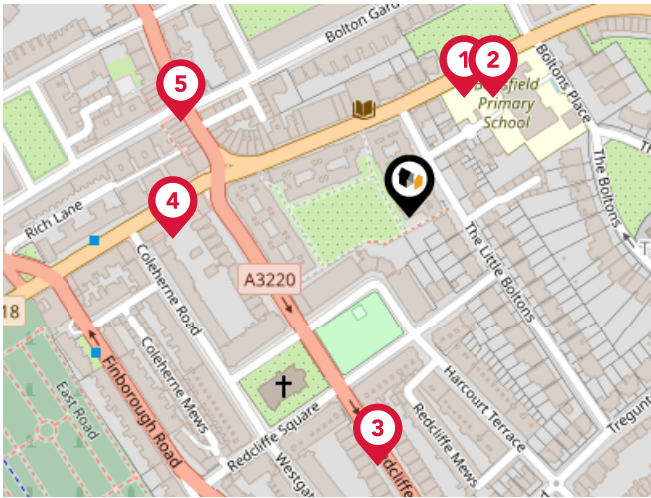
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1	Bousfield Primary School Ofsted Rating: Outstanding Pupils: 447 Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wetherby Kensington Ofsted Rating: Good Pupils: 149 Distance:0.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Collingham Ofsted Rating: Not Rated Pupils: 171 Distance:0.2	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Redcliffe School Ofsted Rating: Not Rated Pupils: 108 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Cuthbert with St Matthias CofE Primary School Ofsted Rating: Good Pupils: 192 Distance:0.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Falkner House Ofsted Rating: Not Rated Pupils: 333 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Philip's School Ofsted Rating: Outstanding Pupils: 87 Distance:0.32	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Servite RC Primary School Ofsted Rating: Outstanding Pupils: 233 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Our Lady of Victories RC Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The London Oratory School Ofsted Rating: Outstanding Pupils: 1345 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chelsea Community Hospital School Ofsted Rating: Outstanding Pupils: 115 Distance:0.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward School Ofsted Rating: Not Rated Pupils: 604 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Glendower Preparatory School Ofsted Rating: Not Rated Pupils: 251 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Snowflake School Ofsted Rating: Outstanding Pupils: 18 Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Westminster Tutors Ofsted Rating: Outstanding Pupils: 40 Distance:0.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen's Gate School Ofsted Rating: Not Rated Pupils: 533 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

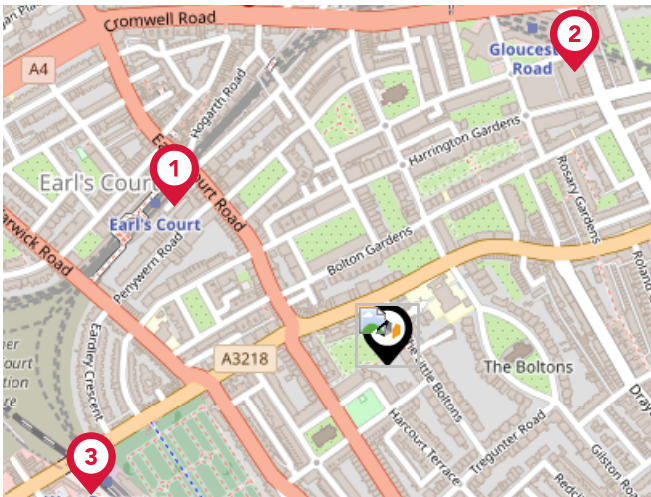
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Bolton Gardens Brompton Library	0.08 miles
2	Bolton Gardens Brompton Library	0.08 miles
3	Redcliffe Square	0.14 miles
4	Redcliffe Gardens	0.14 miles
5	Earls Court Road Old Brompton Road	0.14 miles

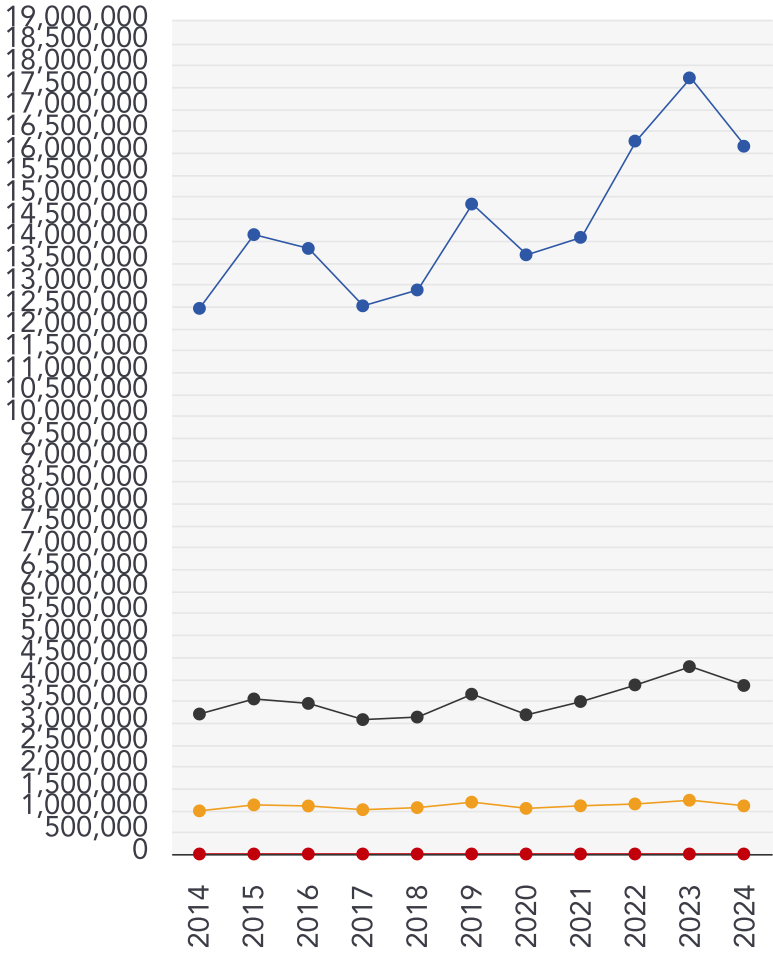


Local Connections

Pin	Name	Distance
1	Earl's Court Underground Station	0.31 miles
2	Gloucester Road Underground Station	0.4 miles
3	West Brompton Underground Station	0.37 miles

Market House Price Statistics

10 Year History of Average House Prices by Property Type in SW5



Detached

+29.72%

Terraced

+20.38%

Flat

+11.57%

Semi-Detached

+26.86%

JASON SCOTT


Jason Scott –powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price and, as you'd expect from a personal estate agent, we'll help with seeing the sale all the way through, to the day you hand over the keys.

Testimonial 1



I worked with Jason very recently in purchasing my first home. He was very personable, and helpful and patient with all the questions and concerns a first time buyer would have for a new property. I would not hesitate to recommend him to anyone.

Testimonial 2



Jason was very professional and pro-active and not only helped us secure and purchase the house of our dreams but also helped us sell our apartment in the process in order to do so, after other high street estate agents tried and failed. His personable character and experience was second to none and made what would have been a very stressful situation run smoothly. We could not recommend any higher!

Testimonial 3



Jason was easy to work and communicate with from the the start to completion. We purchased the property through an online viewing and because of his level of honesty and professionalism we felt confident to go ahead by only viewing the property in person once, and we are very happy with the decision we made. I highly recommend Jason – he went over and beyond while also respecting our time and needs. Thank you Jason!

Testimonial 4



Jason was an incredibly proactive estate agent. He followed through on all of our requests and even facilitated the exchange of information prior to exchange and completion. I would highly recommended him both as a selling agent and a buying agent. Even though he was the seller's agent, he was fabulous and really made the process go smoothly. Thank you, Jason.

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Important - Please Read

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Jason Scott –powered by eXp Data Quality

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