



Coleherne Court  
The Little Boltons, SW5









A beautifully presented, 4 bedroom apartment with air-conditioning in arguably the best position within this highly regarded period mansion block.

The property has been comprehensively remodelled to an exceptional standard incorporating modern design, air-conditioning and wooden floors throughout whilst creating generous entertaining space across three rooms with a separate eat-in kitchen and four double bedrooms.

The apartment is reached through the most desirable southern entrance of The Little Boltons, giving a peaceful and secure entrance to the building. Coleherne Court is located between Earls Court and South Kensington, with the excellent array of shops, restaurants and world-class schools that the area provides. Earls Court Underground station (District, Circle & Piccadilly lines) is only a short walk.

- Four bedrooms
- Two reception rooms
- Air-conditioning
- Lateral 3rd floor apartment
- West-facing views over stunning gardens
- Superb location

Asking Price: £3,950,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C		
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** Share of Freehold  
**Service Charge:** £12,158 p.a.  
**Ground Rent:** £665 p.a.  
**Local Authority:** Royal Borough of Kensington and Chelsea  
**Council Tax Band:** G

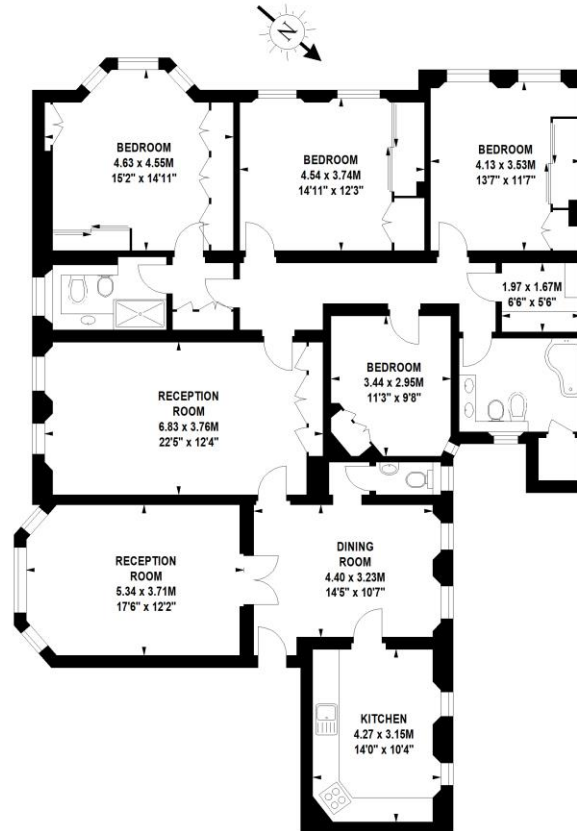
**Chestertons Chelsea Sales**

31 Lowndes Street  
 Knightsbridge  
 London  
 SW1X 9HX

chelsea@chestertons.co.uk  
 020 7594 4740

## Coleherne Court, SW5

Approximate gross internal area  
177.53 sq m / 1911 sq ft



### Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright of FeaturePRO.

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is  
100% recyclable