



Coleherne Court  
The Little Boltons, SW5

CHESTERTONS





A rare opportunity to purchase one of the very few properties which have direct access to the award winning communal gardens. Set behind secure gates, this property offers a degree of seclusion.

This charming and beautifully presented apartment offers three double bedrooms, two bathrooms. There is a spacious lounge/ dining area with windows overlooking an enclosed patio area and a separate kitchen, finished to high standard.

The apartment is reached through the most desirable southern entrance of The Little Boltons through a secure gate, giving a peaceful and secure entrance to the building and gardens. 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.

- Three Double Bedrooms
- Two Bathroom
- Large Reception Room
- Modern Kitchen
- Beautiful Communal Gardens
- Porter

Asking Price £1,295,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		78
63-71	D	64	
55-62	E		
47-54	F		
39-46	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold 101 years 6 months  
**Service Charge:** £7,500  
**Ground Rent:** £0 Peppercorn  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** D

*Chestertons Knightsbridge & Belgravia Sales*

31 Lowndes St  
 Knightsbridge  
 London  
 SW1X 9HX

knightsbridge@chestertons.co.uk  
 020 7235 8090

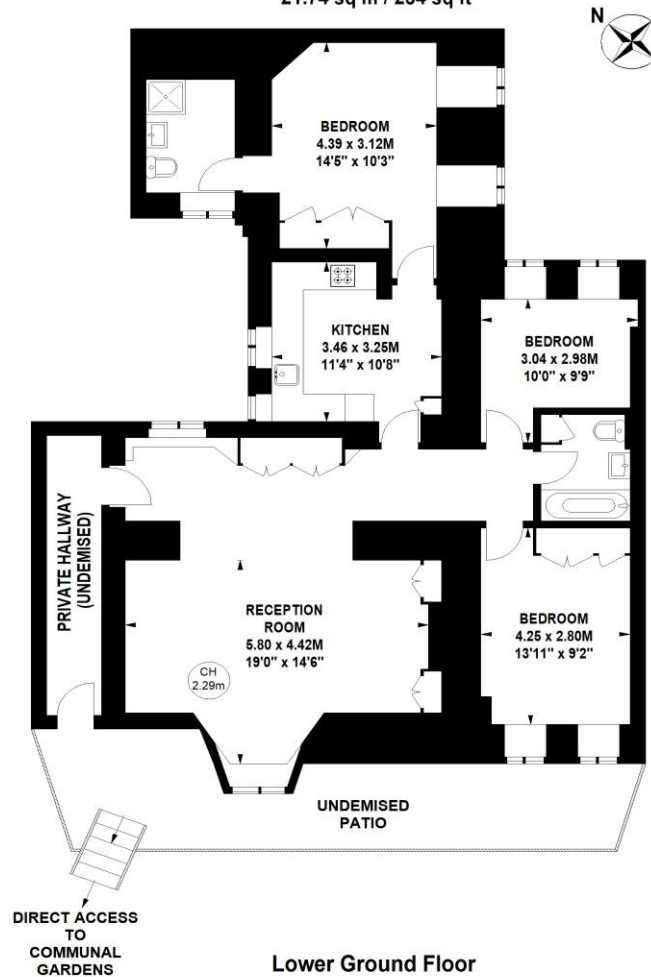
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Approximate gross internal area

104.04 sq m / 1120 sq ft

Approximate Undemised Patio Area

21.74 sq m / 234 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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