



Coleherne Mews, Chelsea **SW10**



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This house has been meticulously refurbished throughout by the current owners and offers lateral living over only three floors. Finished to a high specification, this wide, fantastic home is peacefully situated and offers an integral garage. The accommodation includes an impressive, open plan reception room and kitchen on the first floor, which is perfect for entertaining. Floor-to-ceiling French windows, which open onto Juliet balconies, flood the space with natural light. There is a working gas fireplace, elegant wood flooring, carefully considered lighting and excellent wall space; perfect for art collectors. The bespoke kitchen is beautifully appointed with sleek, integrated appliances and offers an excellent balance of work surfaces and storage space.



Guide price: £2,595,000

Tenure: Freehold

Local authority: The Royal Borough of Kensington and Chelsea

Council tax band: H

Upstairs, the principal bedroom is generously proportioned and features three large windows and high quality fitted wardrobes. There is a well-appointed, en suite shower room, which features a wonderful sky light. There is a further, double bedroom on the top floor of the house, which is served by a shower room. Both of the top floor bedrooms benefit from air conditioning.

The ground floor of the house offers an additional two bedrooms, which are served by a guest shower room, which is served by underfloor heating. These bedrooms offer flexible accommodation and could be used as a home office or gym if required. The accommodation is completed by a utility room, which includes excellent storage, and an integral garage. In all, we truly believe that this is the perfect "lock up and leave" home in a highly regarded, residential address.



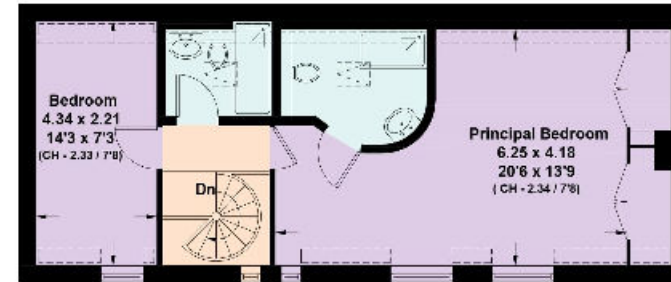


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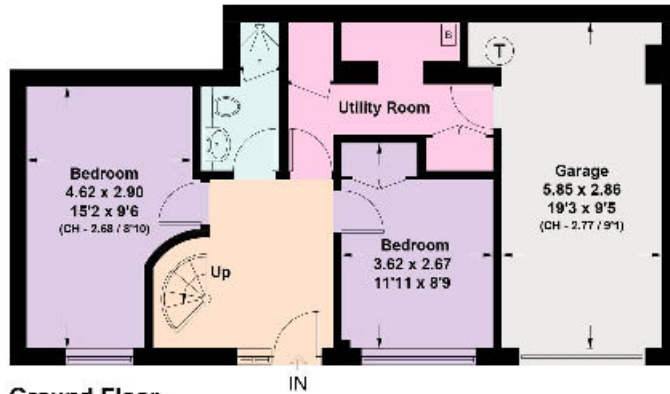
Approximate Gross Internal Area = 164.6 sq m / 1772 sq ft
 (Including Garage)
 Including Limited Use Area (6.1 sq m / 66 sq ft)



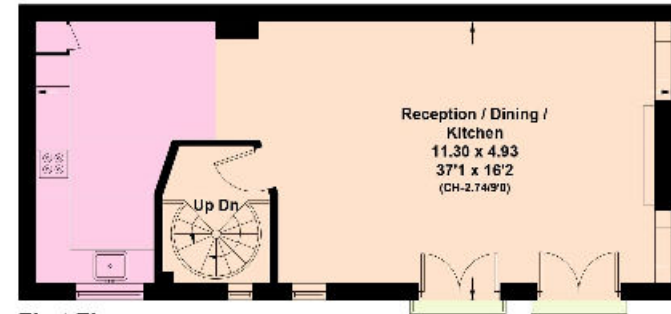
= Reduce head height below 1.5m



Second Floor



Ground Floor



First Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2023. Photographs and videos dated May 2023.

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