



Coleherne Court, The Little Boltons, Chelsea **SW5**



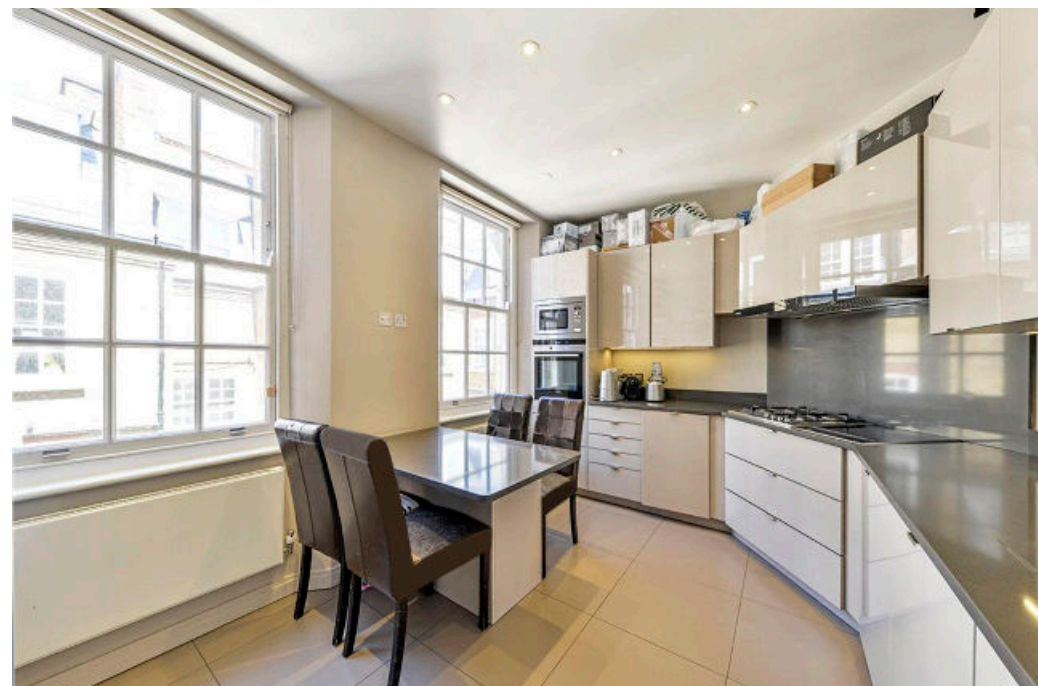
The Little Boltons, Chelsea **SW5**

Located in this prestigious building is a beautifully presented apartment on the third floor (with lift), which offers excellent lateral living space. This is one of the best-positioned flats in the block on The Little Boltons, with unobstructed South Westerly views.

The accommodation comprises a spacious, double reception/dining room that leads to the kitchen. There is a further large reception room.

The four bedrooms feature built-in storage, with the main bedroom offering an en suite bathroom.

The apartment features wooden floors throughout and is fitted with air conditioning, ensuring year-round comfort.



Guide price: £3,950,000

Tenure: Share of freehold plus leasehold, approximately 992 years remaining

Service charge: £13,752 per annum, reviewed every 1 year, next review due 2024

Ground rent: £332.50 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

Natural light floods the space, enhanced by the south-westerly aspect and breathtaking views over the stunning, award-winning communal gardens.

The building's amenities include the 24-hour porter service and access to beautifully maintained gardens.

Location

Coleherne Court is surrounded by The Little Bolton's to East, Old Brompton Road to the North and Redcliffe Gardens to the West.

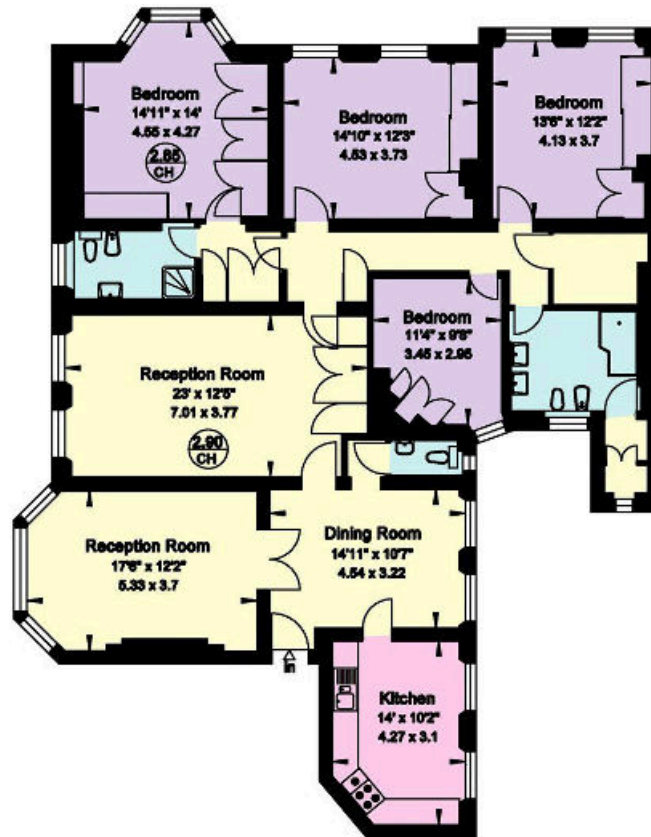
There are a plethora of wonderful nearby amenities including transport options at Earls Court and South Kensington, shops and nearby restaurants.

The A4 is also easily accessible providing speedy access to Heathrow.






Coleherne Court
London SW5
Gross Internal Area = 181 sq. metres
1948 sq. feet



Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
 Chelsea
 352A Kings Road
 London
 SW3 5UU
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
 Anna Narizzano
 020 3826 0639
anna.narizzano@knightfrank.com



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.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.