



## COLEHERNE ROAD

London SW10





# AN IMPRESSIVE APARTMENT WITH EXCEPTIONAL GARDEN

Arranged over two floors, the apartment offers a fantastic balance of accommodation. The apartment's modern finish complements its period charm, with solid wood flooring and integrated speakers running throughout.



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2



2

EPC

D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold, approximately 934 years remaining

We have been unable to confirm the amount or date of the next review for the ground rent. You should make your own enquiries

Service charge: £6,600 per annum, reviewed every 1 year, next review due 2026

**Guide Price: £2,750,000**





## WITH AN EXTRAORDINARY PRIVATE GARDEN TO THE REAR

The raised ground floor hosts a generous reception room with impressive volumes and a large bay window, providing excellent natural light. The reception room flows seamlessly into the open-plan and well-appointed kitchen, dining area and snug area, which provides a sociable and practical space.

On the lower ground floor, the principal bedroom has an en suite bathroom, ample fitted wardrobes and direct access to the private garden. The second bedroom has an en suite bathroom and fitted wardrobes. A separate guest cloakroom and a storage vault complete this floor.

The extraordinary private garden to the rear is a particular feature, ideal for outdoor dining and entertaining.



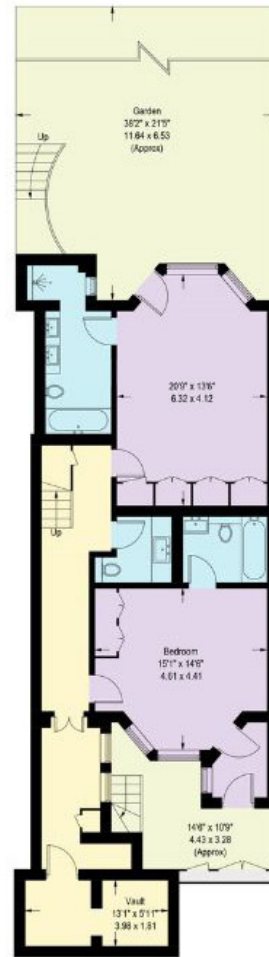












Lower Ground Floor



Ground Floor

Approximate Gross Internal Area = 156.6 sq m / 1,686 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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