






COLEHERNE COURT

Old Brompton Road, SW5



ONE OF THE BEST POSITIONED FLATS IN COLEHERNE COURT

Situated on the first floor (with lift) of this prestigious portered mansion block, offering exceptional unobstructed southerly views over the award-winning communal gardens.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold, approximately 991 years remaining

Service Charge: £14,600 per annum, reviewed every 1 year, next review due 2025

Ground Rent: £665 per annum, reviewed every 1 year, next review due 2025

Guide Price: £4,150,000



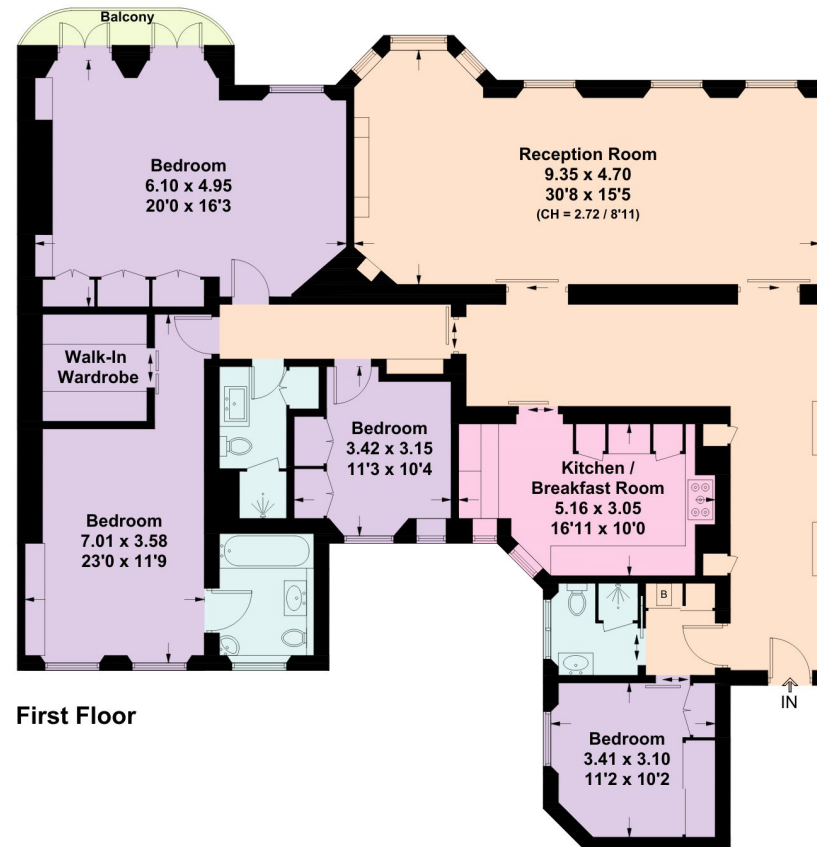
THE FLAT OFFERS EXCEPTIONAL LATERAL LIVING

Upon entry, you are greeted by a spacious, light-filled hallway leading to a generous reception/dining room with expansive views over the communal gardens. Adjacent is a separate eat-in kitchen. The principal bedroom offers full views of the gardens and features a charming balcony with space for a small table and chairs. Next door, a double bedroom features an en suite shower and walk-in dressing room. A further bedroom, currently arranged with a bunk bed but spacious enough for a double, is served by a separate family shower room. A fourth bedroom and bathroom is situated at the entrance of the apartment. The flat is located in one of the few blocks in Coleherne Court that provides direct access from the communal hallway to the gardens. The building's amenities include the 24-hour porter service, a lift and an on-site maintenance team. A further advantage of the flat is its step-free access, both into the building and throughout the apartment.









First Floor

Approximate Gross Internal Area = 186.8 sq m / 2011 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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