



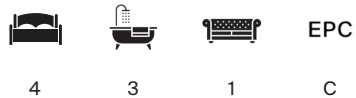
COLEHERNE COURT

London SW5



BRAND-NEWLY REFURBISHED LATERAL APARTMENT

This exceptional apartment combines generous space with modern elegance, situated in prestigious Coleherne Court, with an award-winning garden square.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 990 years remaining.

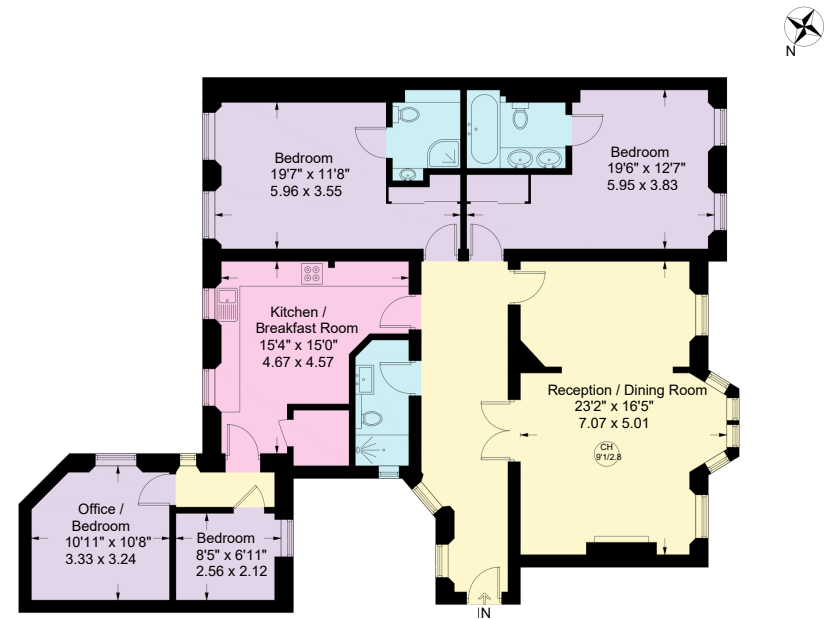
Ground rent: £237.50 per annum, reviewed every year

Service charge: £12,260 per annum, reviewed every year

Guide price: £2,500,000

Arranged laterally, the property centres around a magnificent reception and dining room. The separate kitchen and breakfast room offer plenty of space for informal dining. The principal bedroom offers superb dimensions, bespoke integrated cabinetry, and access to an en-suite bathroom featuring a double sink. A second double bedroom is also served by an en-suite shower room. The third bedroom, currently a cosy library/office, can be used flexibly to suit the future owners' needs. It is served by a family shower room. A fourth single room completes the accommodation. The apartment enjoys double glazed windows, facing the road and views over beautifully maintained communal gardens. The building's amenities include the 24-hour porter service, a lift, an on-site maintenance team and access to stunning, award-winning maintained gardens.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



First Floor

Approximate Gross Internal Area = 139.5 sq m / 1,501 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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