






COLEHERNE COURT

Old Brompton Road, SW5



TWO BEDROOM APARTMENT IN COLEHERNE COURT

Set on the second floor of a distinguished period building, this substantial apartment offers beautifully proportioned accommodation with a refined balance of reception and bedroom space.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of freehold plus leasehold with approximately 990 years remaining

Ground rent: £332.50 per annum, reviewed every year

Service charge: £14,452 per annum, reviewed every year

Guide price: £2,350,000



ABOUT THE AREA

Coleherne Court is a highly regarded, portered building with communal gardens. The building's amenities include a lift, 24-hour porter service, on-site maintenance team, in house managing agents and a hidden children's playground at the bottom of the garden.

Old Brompton Road is ideally positioned for the amenities of Chelsea, South Kensington and Earls Court, offering a wide selection of shops, cafés, restaurants and cultural attractions. Transport connections are excellent, with Gloucester Road and Earls Court underground stations providing access to the District, Circle and Piccadilly lines, alongside convenient road links via the A4.





EXCEPTIONALLY BRIGHT LIVING SPACES

The principal reception room is a standout feature, providing an impressive room for both entertaining and everyday living, with excellent natural light and a strong sense of scale. This is complemented by a separate dining room, creating a defined yet connected arrangement ideal for hosting and family use.

The kitchen is well-positioned off the dining space and thoughtfully laid out, offering excellent workflow while remaining distinct from the main reception areas. The layout flows naturally through a wide central hallway, creating a calm and well-ordered internal arrangement.

This is a particularly appealing home for those seeking lateral living with volume, character and flexibility, in a well-regarded residential setting.

The proportions throughout are classically balanced, lending the apartment a refined and timeless feel.







BEDROOM ACCOMODATION

Accommodation comprises two generous bedrooms, both benefitting from built-in storage. Large windows are found in each, providing an abundance of natural light throughout the apartment.

Two well-appointed bath and shower rooms are located in the hallway to serve both bedrooms and guests comfortably.







Second Floor
1842 ft²

Old Brompton Road, SW5
Approximate Gross Internal Area = 171.1 sq m / 1,842 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)

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