



## COLEHERNE COURT, OLD BROMPTON ROAD

London, SW5



## BEAUTIFULLY MAINTAINED THREE BEDROOM APARTMENT

Positioned on the fourth floor, this apartment offers versatile accommodation arranged across a broad lateral layout with a balcony & access to communal gardens.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 990 years remaining

Ground rent: £535 per annum, reviewed every year

Service charge: £13,619 per annum, reviewed every year

**Guide price: £2,250,000**

The reception room is generously proportioned and opens directly onto a balcony. Adjacent to the reception is a separate dining room, well-suited to both formal occasions and everyday use. The kitchen is arranged independently and offers excellent functionality while remaining discreetly positioned away from the main living areas.

The principal bedroom benefits from a dedicated dressing area and an en-suite bathroom, providing a practical and well-considered private suite. Two further bedrooms are arranged off the central hallway and are served by additional bathrooms, offering flexibility for guests, children or home working. Throughout the apartment, the rooms are well connected by a wide hallway, creating a sense of space and flow and making excellent use of the space.



Fourth Floor  
1647 ft<sup>2</sup>

Coleherne Court, SW5

Approximate Gross Internal Area = 153 sq m / 1,647 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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