



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.



2



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: **£2,000,000**

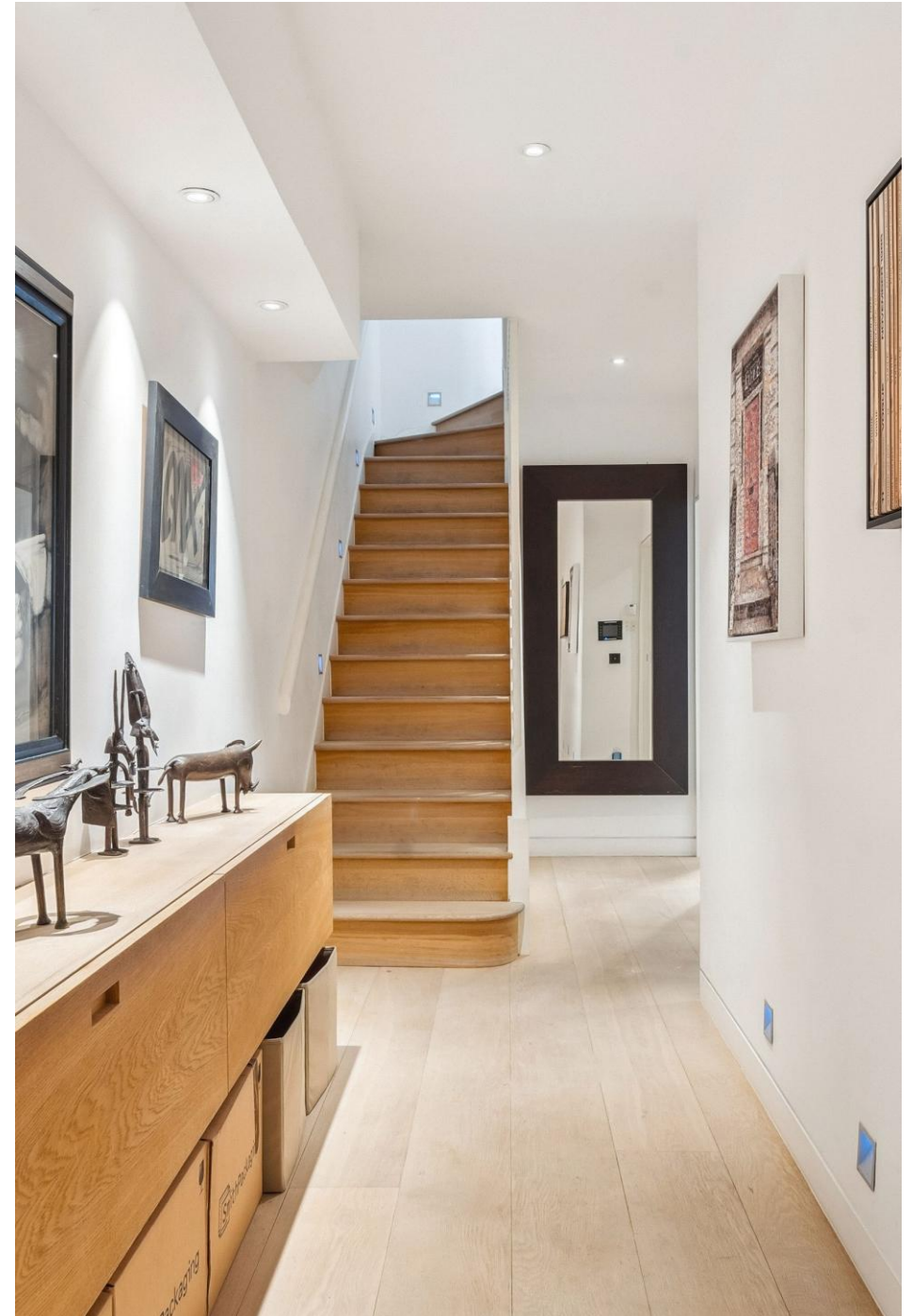


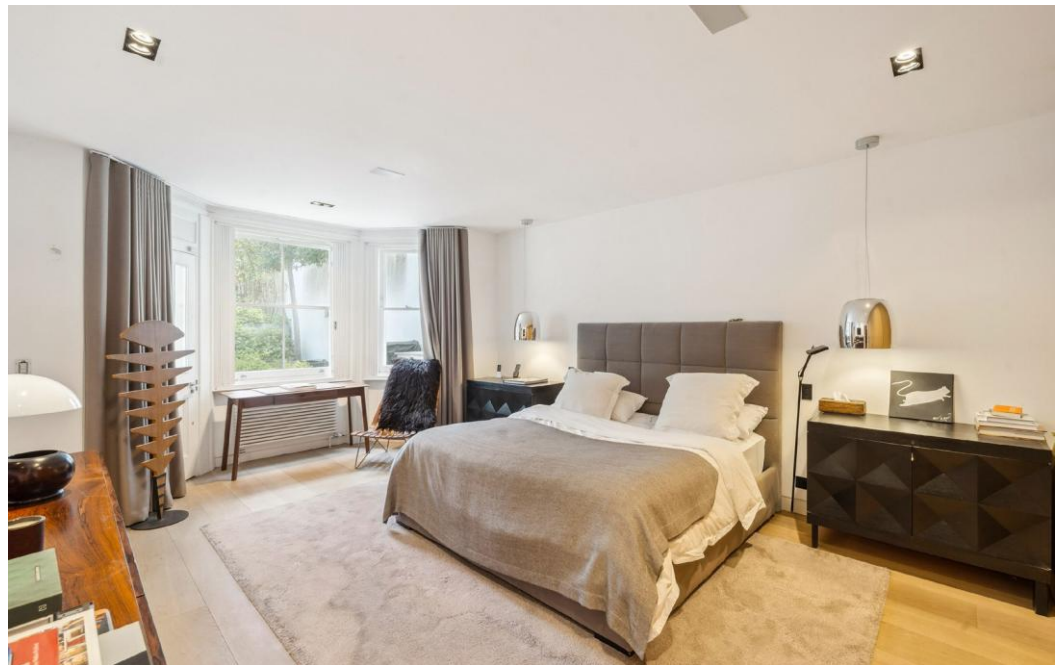
WITH AN EXTRAORDINARY PRIVATE GARDEN TO THE REAR

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.

Claire Mengham

203 978 2462

Claire.Mengham@knightfrank.com

Knight Frank Chelsea and South Kensington

352a King's Road

London SW3 5UU

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated May 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.