



Coleherne Court, The Little Boltons, Chelsea **SW5**



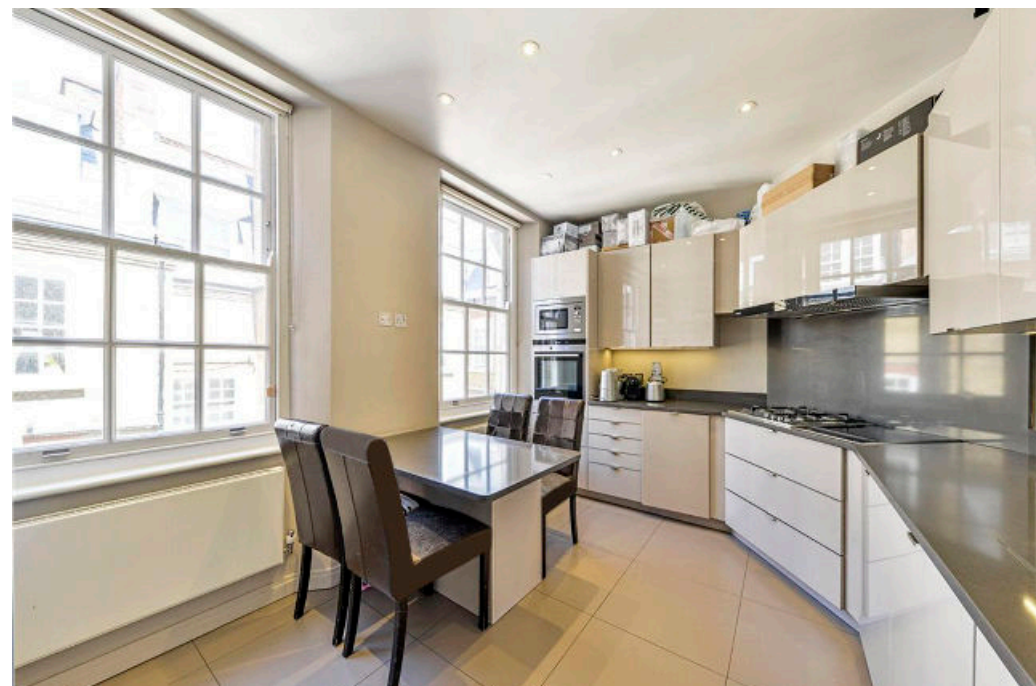
The Little Boltons, Chelsea **SW5**

Located in this prestigious building is a beautifully presented apartment on the third floor (with lift), which offers excellent lateral living space. This is one of the best-positioned flats in the block on The Little Boltons, with unobstructed South Westerly views.

The accommodation comprises a spacious, double reception/dining room that leads to the kitchen. There is a further large reception room.

The four bedrooms feature built-in storage, with the main bedroom offering an en suite bathroom.

The apartment features wooden floors throughout and is fitted with air conditioning, ensuring year-round comfort.



Guide price: £3,700,000

Tenure: Share of freehold plus leasehold, approximately 992 years remaining

Service charge: £13,752 per annum, reviewed every 1 year, next review due 2025

Ground rent: £332.50 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

Natural light floods the space, enhanced by the south-westerly aspect and breathtaking views over the stunning, award-winning communal gardens.

The building's amenities include the 24-hour porter service and access to beautifully maintained gardens.

Location

Coleherne Court is surrounded by The Little Bolton's to East, Old Brompton Road to the North and Redcliffe Gardens to the West.

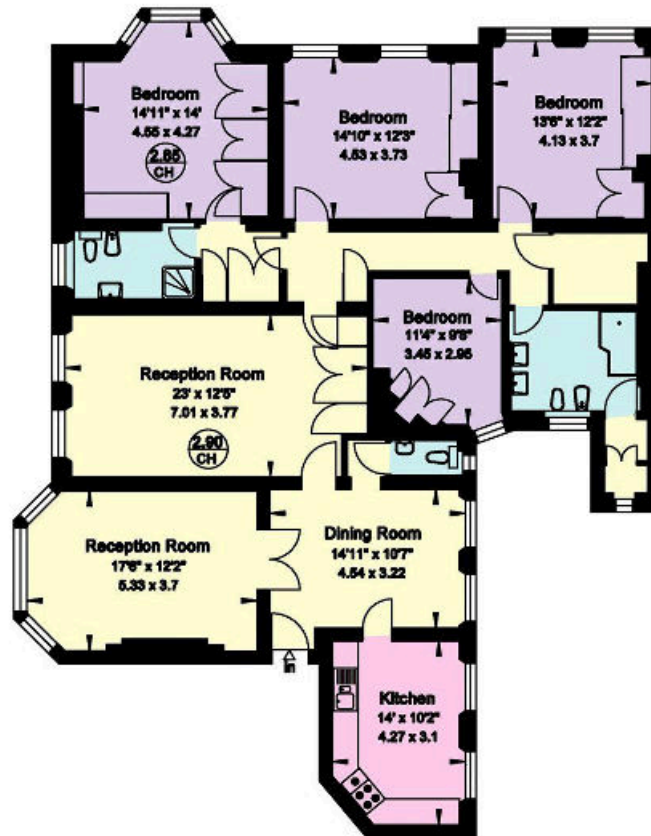
There are a plethora of wonderful nearby amenities including transport options at Earls Court and South Kensington, shops and nearby restaurants.

The A4 is also easily accessible providing speedy access to Heathrow.





Coleherne Court
London SW5
Gross Internal Area = 181 sq. metres
1948 sq. feet



Third Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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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.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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