



Coleherne Road, London **SW10**



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This charming apartment is situated on the second floor of a period conversion building.

It offers a generous reception room with bright windows, offering an abundance of light. The well-appointed kitchen benefits from a dining area with integrated seating.

The spacious double bedroom has fitted wardrobes. Steps lead down to an en suite bathroom.



Guide price: £700,000

Tenure: Share of freehold plus leasehold, approximately 935 years remaining

Service charge: £3,955 per annum, reviewed every 1 year, next review due 2025

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: E

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Approximate Gross Internal Floor Area
59 sq m / 632 sq ft

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.



Second Floor

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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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