

Coleherne Road, London SW10



## Coleherne Road, London SW10

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



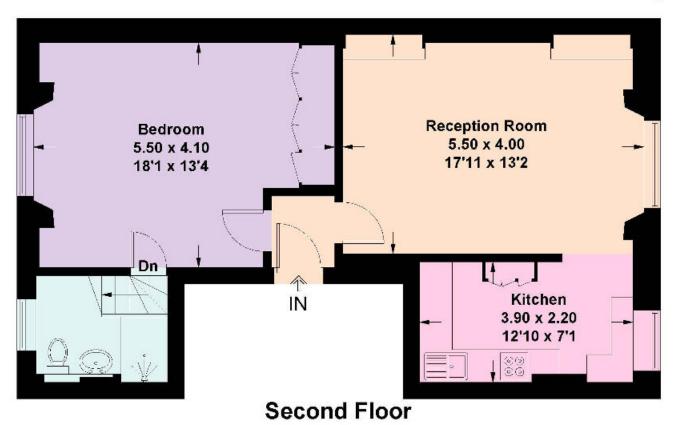


## Coleherne Road, SW10

## 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.





Knight Frank

Chelsea

352A Kings Road We would be delighted to tell you more

London Claire Mengham CA SW3 5UU 020 3978 2462

knightfrank.co.uk claire.mengham@knightfrank.com

PRODUCED FROM SUSTAINABLE SOURCES.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 October 2024. Photographs and videos dated October 2024.

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 WIU 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.