



Coleherne Road, Chelsea **SW10**

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This is a delightful one bedroom apartment situated on the top (third) floor of an impressive Victorian conversion on Coleherne Road. Peacefully positioned, the apartment has been beautifully maintained by the current owner and offers a wonderful loft-style design with generous proportions throughout. The facade of the building and the internal common parts have been recently upgraded and the lease underlying the available share of freehold has been recently extended.



Guide price: £850,000

Tenure: Leasehold: approximately 995 years remaining with a share of freehold

Service charge: £3,222.80 per annum, reviewed annually

Ground rent: peppercorn

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: D

Property Description

The accommodation includes a superb open plan reception room and kitchen, which features high ceilings, exposed beams and large windows, which flood the space with natural light. There is beautiful wood flooring, ample space for a dining table and the kitchen offers extensive storage and worktop space. The bedroom is peacefully situated, benefits from a full wall of fitted wardrobes and is served by a spacious shower room. There is a generous loft space, which is accessed from the bedroom and a characterful guest sleeping deck, which is accessed off the hallway.





Location

Coleherne Road is a beautiful residential street situated off Redcliffe Square. A wide range of amenities is within easy walking distance of the apartment, which include supermarkets, independent shops, cafes and restaurants on Chelsea's Fulham Road and also towards Earls Court. The planned regeneration of Earls Court will result in further amenities and 10 acres of park and open land. Earls Court Underground Station (Piccadilly, and District lines) is 0.4 miles away, West Brompton Station (District line and Overground) is 0.3 miles away and Gloucester Road Underground Station (Piccadilly, District and Circle lines) is 0.7 miles away. The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.






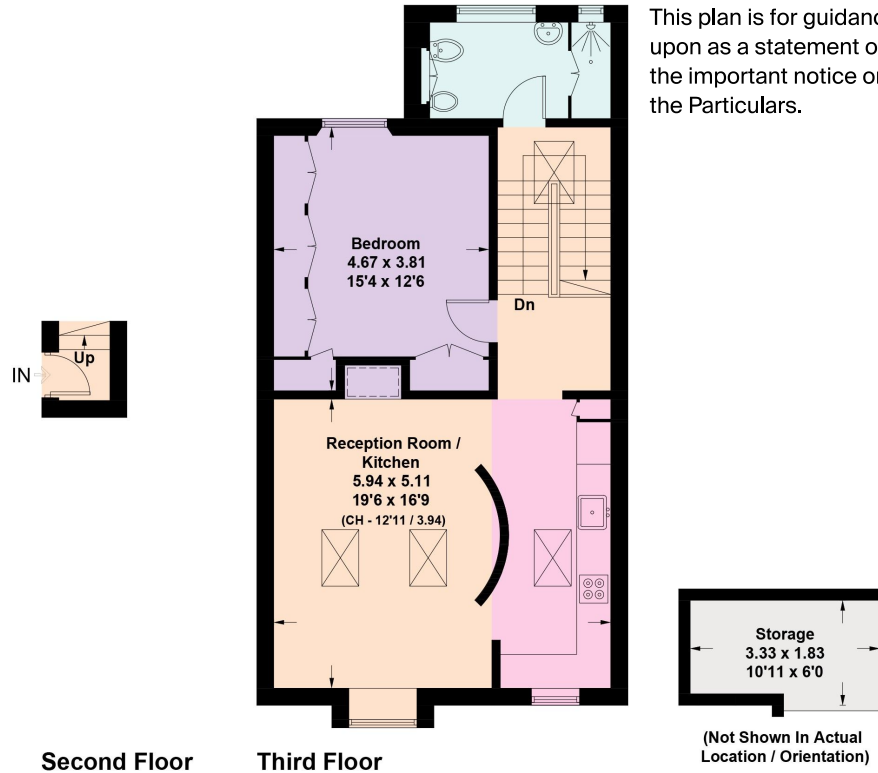
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Approximate Gross Internal Area = 66.9 sq m / 720 sq ft
Storage = 5.9 sq m / 63 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



 = Reduce head height below 1.5m

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 March 2023. Photographs and videos dated March 2023.

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