



Coleherne Court, The Little Boltons **SW5**



Coleherne Court, The Little Boltons SW5

Accessed off The Little Boltons via a fob entry gate, this charming and beautifully presented three bedroom, two bathroom apartment is one of the few properties in Coleherne Court benefitting from direct access onto magnificent communal gardens. The apartment comprises a large reception room with bay window overlooking the gardens and ample space for dining, separate well-appointed kitchen, principal bedroom with en suite bathroom, two further double bedrooms and family bathroom. Coleherne Court boasts one of the largest communal gardens in the area with stunning mature trees, planted flower beds and a discreet children's play area. In addition, the building also benefits from 24-hour porter service. *You should make your own enquiries.



Guide price: £1,295,000

Tenure: Leasehold: approximately 101 years remaining

Service charge: £7,500 per annum, reviewed every 1 year, next review due 2025

Ground rent: We have been unable to confirm the ground rent or review *

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: D







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.

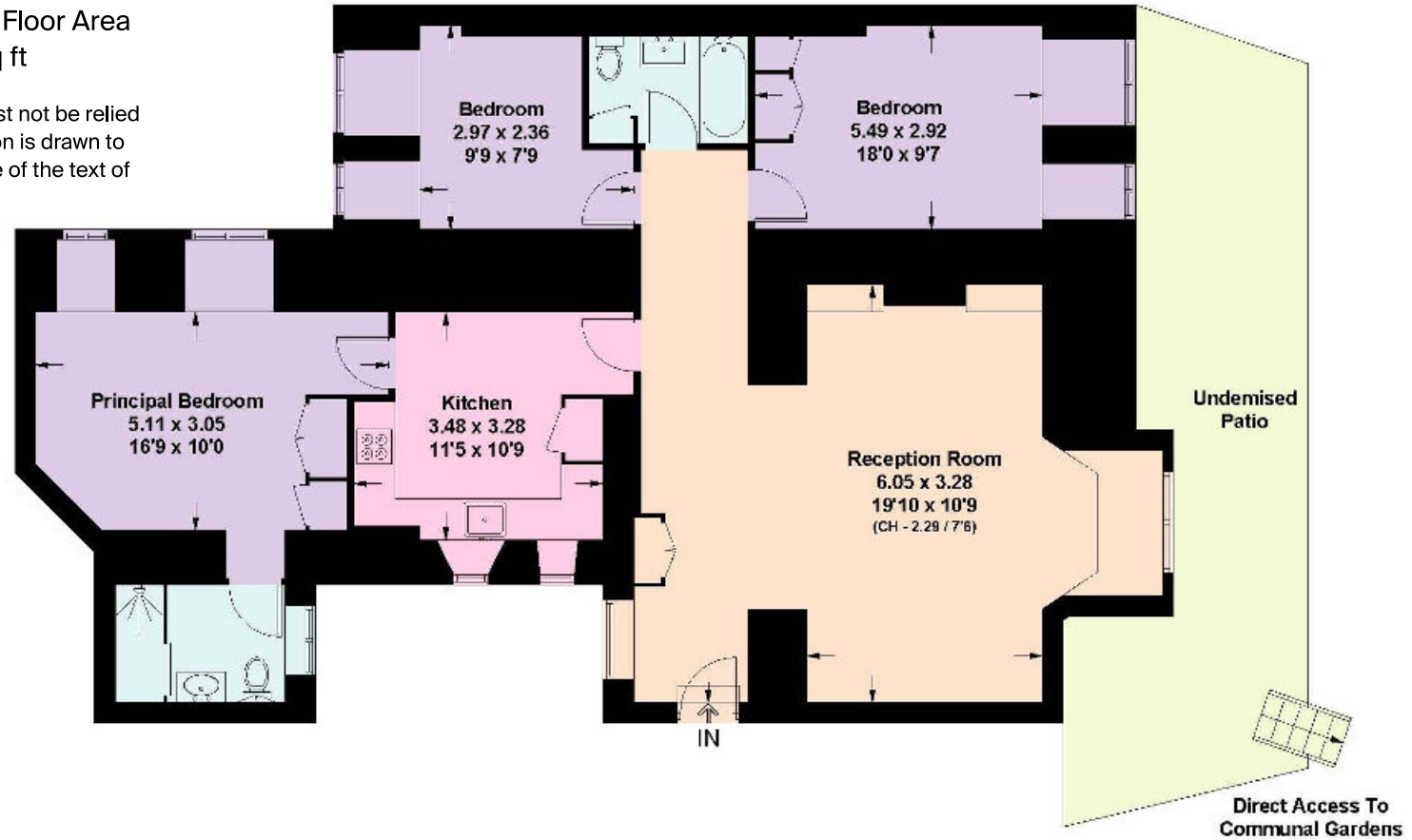




Coleherne Court, The Little Boltons, SW5

Approximate Gross Internal Floor Area
116.5 sq m / 1254 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
London
SW3 5UU
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Claire Mengham CA
020 3978 2462
claire.mengham@knightfrank.com



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 September 2024. Photographs and videos dated September 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 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.