



COLEHERNE COURT | OLD BROMPTON ROAD SW5





A wide entrance hallway provides access to all principal rooms. At the front of the flat is a most attractive drawing room with double doors leading to a further reception room, providing excellent entertaining space. There is a fully fitted eat-in kitchen also towards the front of the flat. Adjacent to the drawing room there is an impressive library and dining room which could also be used as a 3rd bedroom. The principal bedroom is quietly positioned at the rear of the apartment and is supported by a dressing room and substantial en-suite bathroom. This block allows for direct access from the building to the large and beautifully maintained communal gardens.





Coleherne Court offers 24-hour portering and gardens recently voted as one of the best communal gardens in London. Situated on the border of South Kensington, Chelsea and Earls Court, Coleherne Court is moments away from a vast array of restaurants, shops and other amenities. Earls Court Station (Circle, District and Piccadilly Lines) is 0.3 miles away.

#### ACCOMMODATION

Entrance Hall | Double Reception Room | Library / Dining Room / Bedroom 3 | Second Double Bedroom | Master Bedroom with En-suite Dressing Room and Bathroom | Family Bathroom | Separate Guest Cloakroom | Porter | Communal Gardens

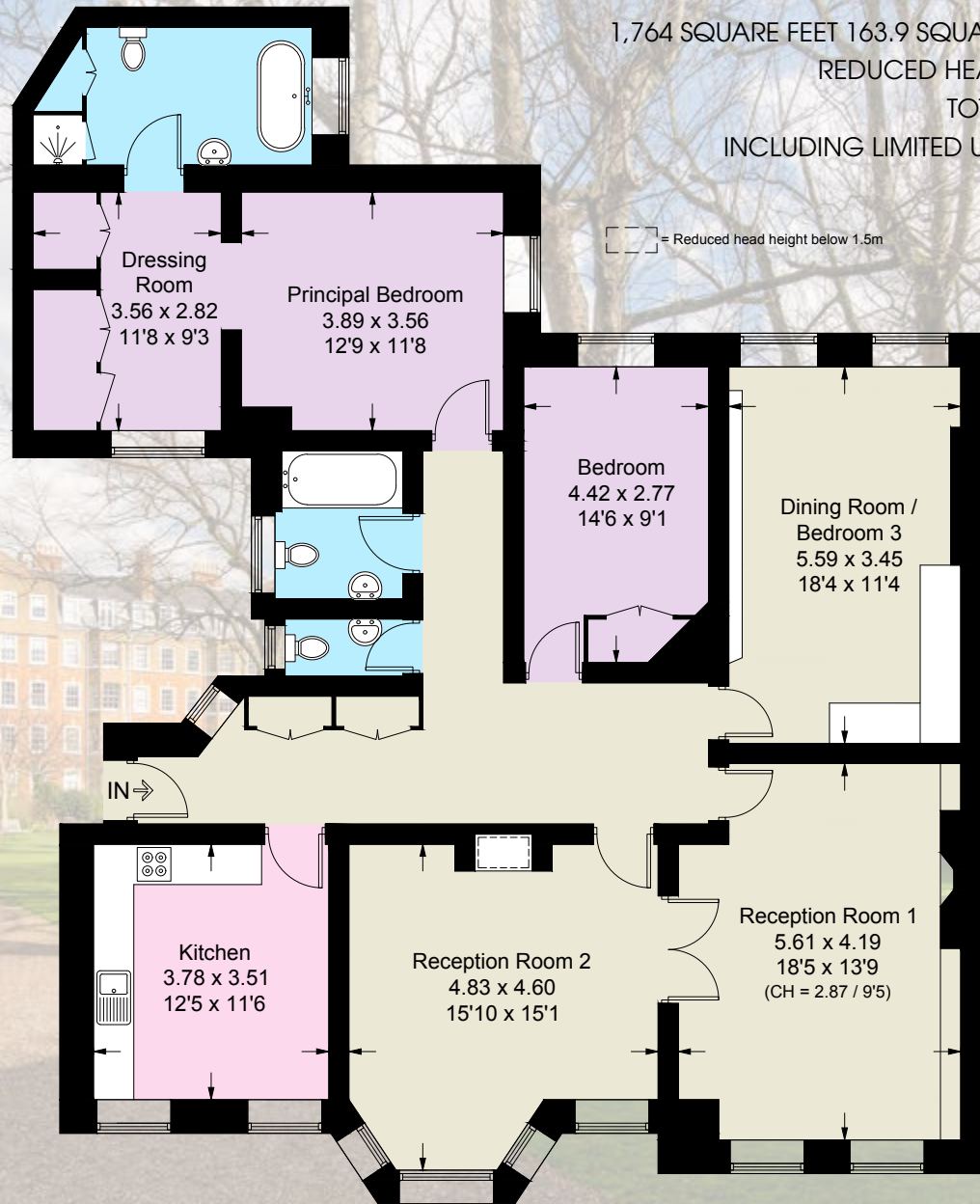
#### TERMS

Asking Price Offers in excess of £1,900,000 TBC | Tenure Share of Freehold | Service Charge £5,269 for 6 months. (Including contribution to reserve fund) | **Ground Rent** £475 per annum **Local Authority** The Royal Borough of Kensington and Chelsea





APPROXIMATE GROSS INTERNAL AREA  
 1,764 SQUARE FEET 163.9 SQUARE METRES (EXCLUDING REDUCED HEADROOM)  
 REDUCED HEADROOM = 5 SQUARE FEET / 0.5 SQUARE METRES  
 TOTAL = 1,769 SQUARE FEET / 164.4 SQUARE METRES  
 INCLUDING LIMITED USE AREA (48 SQUARE FEET / 4.5 SQUARE METRES)



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

**MASKELLS** 

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