



## Coleherne Road. Chelsea, SW10

A wonderful share of freehold twobedroom flat, positioned on the raised around floor.

A well-presented two-bedroom flat, positioned on the raised ground floor and set within an attractive period conversion. The property features wonderful high ceilings and excellent proportions throughout.

The accommodation provides a spacious front reception with a beautiful bay window, a separate modern kitchen, two double bedrooms and a bathroom.

Located on Coleherne Road, the property is conveniently positioned for the many boutique shops, bars and restaurants found on Old Brompton Road.

The property is offered to the market with a Share of Freehold.

Victorian conversion | Share of freehold Raised ground floor | Two double bedrooms Spacious reception | Modern kitchen | Two double bedrooms | Bathroom | EPC Rating D

## **Terms**

Tenure: Share of freehold

Service Charge: £2,336 per annum

**Ground Rent:** Peppercorn Council Tax: Band F

Local Authority: The Royal Borough of

Kensington and Chelsea Asking Price: £895,000

## Chelsea SW10

140 Fulham Road, London, SW10 9PY

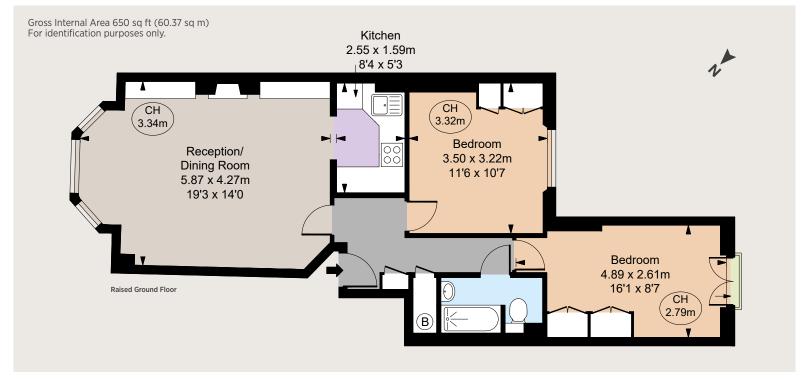
020 7373 1010

chelseaSW10@struttandparker.com









## IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof, 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

Over 45 offices across England and Scotland,

including Prime Central London

