



COLEHERNE COURT

THE LITTLE BOLTONS SW5

AN EXQUISITE NEWLY REFURBISHED LATERAL APARTMENT OFFERING 3 DOUBLE BEDROOMS AND 3 BATHROOMS, ALONG WITH A STUNNING DOUBLE RECEPTION ROOM AND ACCESS TO ONE OF LONDON'S FINEST PRIVATE GARDENS.



The residence is entered on the ground floor where a wide hallway creates a wonderful sense of arrival. Through glass double doors to the left, one enters a stunning double reception room which is flooded with natural light, particularly in the morning. Towards one end is a seating area with a fireplace, creating a focal point to the space. Towards the other end, there is a dining area which leads seamlessly through to a beautiful Poggenpohl kitchen with Gaggaue Appliances. There is a central island unit with a breakfast bar for more informal eating and the work surfaces are beautifully finished in a specially matched-vein Calacatta Porcelian. The main appliances are Gaggenau and the integrated fridge/freezer is Fisher & Paykel. The kitchen also boasts a Quooker instant hot water tap. Adjacent to the kitchen is a very useful utility area with the latest energy efficient Heat Pump Tumble Dryer & Spacemax 11kg Washing Machine.



Quietly positioned at the rear, there is a wonderful principal bedroom suite with excellent built in storage, a dressing area and excellent afternoon light. The en-suite bathroom is finished in Pietrasanta Porceline. The sink and bath are made of Lusso stone. More centrally, there are two further double bedrooms, both of excellent size and with en-suite bathrooms. The apartment has been subject to a meticulous scheme of refurbishment and is presented in truly turnkey condition.



Coleherne Court is a sought-after residential block and has over the years housed many notable residents. The apartment is located on the preferred Little Boltons side of the building and Bousfield Primary School is only 0.1 miles away. Earls Court station (District, Circle and Piccadilly Lines) is 0.4 miles away and within close reach are the world class shops, bars and restaurants to be found in South Kensington, Chelsea and beyond.

Residents of Coleherne Court have access to the beautifully manicured gardens, discreetly and peacefully positioned at the rear of the building and are only accessible to residents. Coleherne Court also has an excellent team of porters.

Asking Price: £2,750,000

Tenure: Share of Freehold

Service Charge: Half Yearly £4,565.34 (includes reserve fund)

Ground Rent: £267 per annum

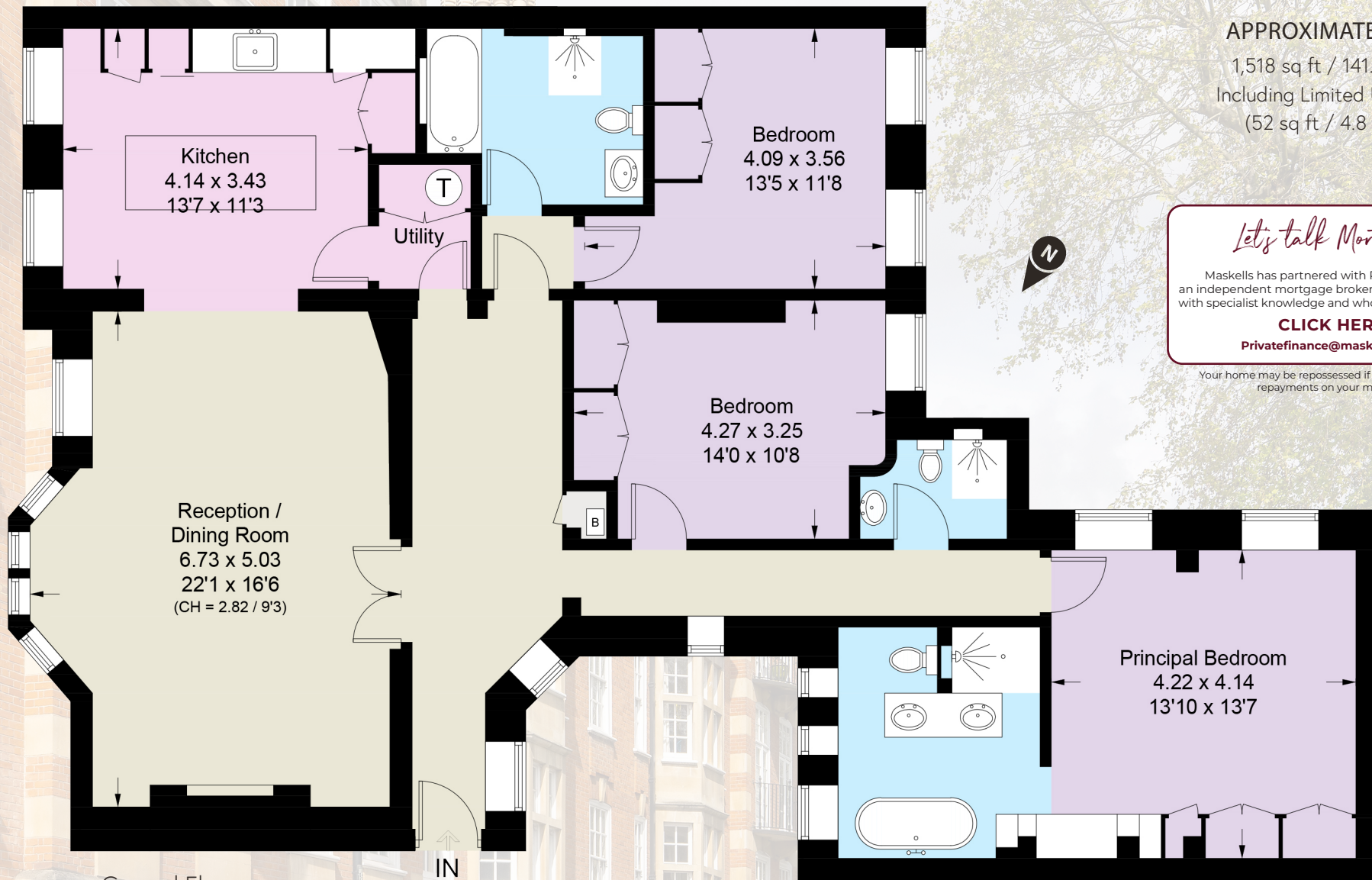
EPC: D

Local Authority: The Royal Borough of Kensington & Chelsea









APPROXIMATE AREA

1,518 sq ft / 141.0 sq m
Including Limited Use Area
(52 sq ft / 4.8 sq m)

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Ground Floor

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