



COLEHERNE ROAD, WEST BROMPTON, SW10
£650,000

Carter Jonas

COLEHERNE ROAD, SW10

This bright two bedroom flat is situated on the top floor of this period building. With an enviable corner site, the property has offers plenty of natural light from all rooms. EPC rating: C
Coleherne Road is a popular largely residential street on the Chelsea/Fulham borders and ideally situated for the extensive local amenities including Earls Court underground station.

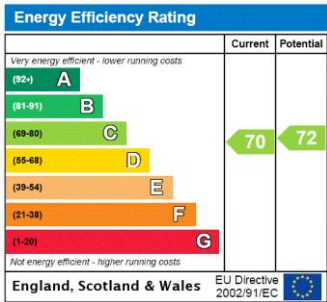
Reception, fully fitted separate kitchen, 2 double bedrooms, bathroom.

Royal Borough of Kensington & Chelsea
Council tax: Band E

Service charges: £3500 pa
Share of Freehold
Ground rent tbc

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.



AMENITIES

- Top floor
- Good specification
- Close to shops and other amenities
- Good rental investment
- Closest tube: Earls Court

TENURE Share of Freehold

LOCAL AUTHORITY Royal Borough of Kensington Chelsea

EPC BAND C

THIS BRIGHT TWO BEDROOM FLAT IS SITUATED ON THE TOP FLOOR OF THIS PERIOD BUILDING. WITH AN ENVIABLE CORNER SITE, THE PROPERTY HAS OFFERS PLENTY OF NATURAL LIGHT FROM ALL ROOMS. EPC RATING: C





Coleherne Road, SW10

Approximate Area = 52.7 sq m / 567 sq ft
(Excluding Areas With Reduce Head Height)
Reduce Head Height = 5.2 sq m / 56 sq ft
Total = 57.9 sq m / 623 sq ft
Limited Use Area = 5.9 sq m / 63 sq ft



Second Floor
1.8 sq m / 19 sq ft

Third Floor
56.1 sq m / 604 sq ft
(Including Reduce Head Height)

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Carter Jonas

Kensington & Chelsea 020 7584 7020

chelsea@carterjonas.co.uk
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.