

**RUSSELL
SIMPSON**

Exceptionally elegant two-bedroom
south-facing apartment in sought-
after mansion block with lift, 24-hour
porter and access to award-winning
communal garden

COLEHERNE COURT
CHELSEA SW5



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£2,650,000

BEDROOMS 2	INTERNAL 1,818 <small>SQ FT</small>	SERVICE CHARGE £14,452 pa	COUNCIL RBKC
RECEPTION ROOMS 2	169 <small>SQ M</small>	EPC D	COUNCIL TAX Band G
BATHROOMS 2		TENURE Leasehold	LENGTH OF LEASE 990 years





The Property

A delightfully proportioned flat facing south over the communal gardens with refined traditional interiors.

Stepping into the flat on the second floor, you are welcomed by an impressive hallway that flows through to the principal reception room, a spectacular double-aspect space beautifully filled with light from the generous windows that face south over the garden. High ceilings create a superb sense of scale, while one end features a working fireplace with ornate surround and moulded cornices, creating an elegant seating area. The other end of this inviting space houses a study area with extensive built-in bookshelves, adding both functionality and character to the room.

The flat also features a sophisticated dining room, decorated in a traditional style, with built-in shelving. Beyond is the well-proportioned kitchen, thoughtfully fitted with integrated appliances, as well as an informal breakfast area positioned beside a large window that fills the space with natural light.





The Bedrooms

The principal bedroom is a spacious room with substantial built-in storage and excellent natural light. The second bedroom is equally well-proportioned and faces south over the garden. The flat is completed by two beautifully appointed bathrooms, both featuring traditional fittings with bath and shower facilities.





The Neighbourhood

Coleherne Court is a distinguished and very well managed mansion block, benefiting from 24-hour porter, lift and access to a prize-winning enclosed garden. A further advantage of the flat is its step-free access, both into the building and throughout the apartment.

Coleherne Court is on the border of South Kensington and Chelsea, close to world-class schools (Bousfield Primary School, the French Lycée, Falkner House, Glendower and Thomas's Kensington), restaurants, shops and the Earls Court Underground station, which provides direct access to central London and Heathrow.

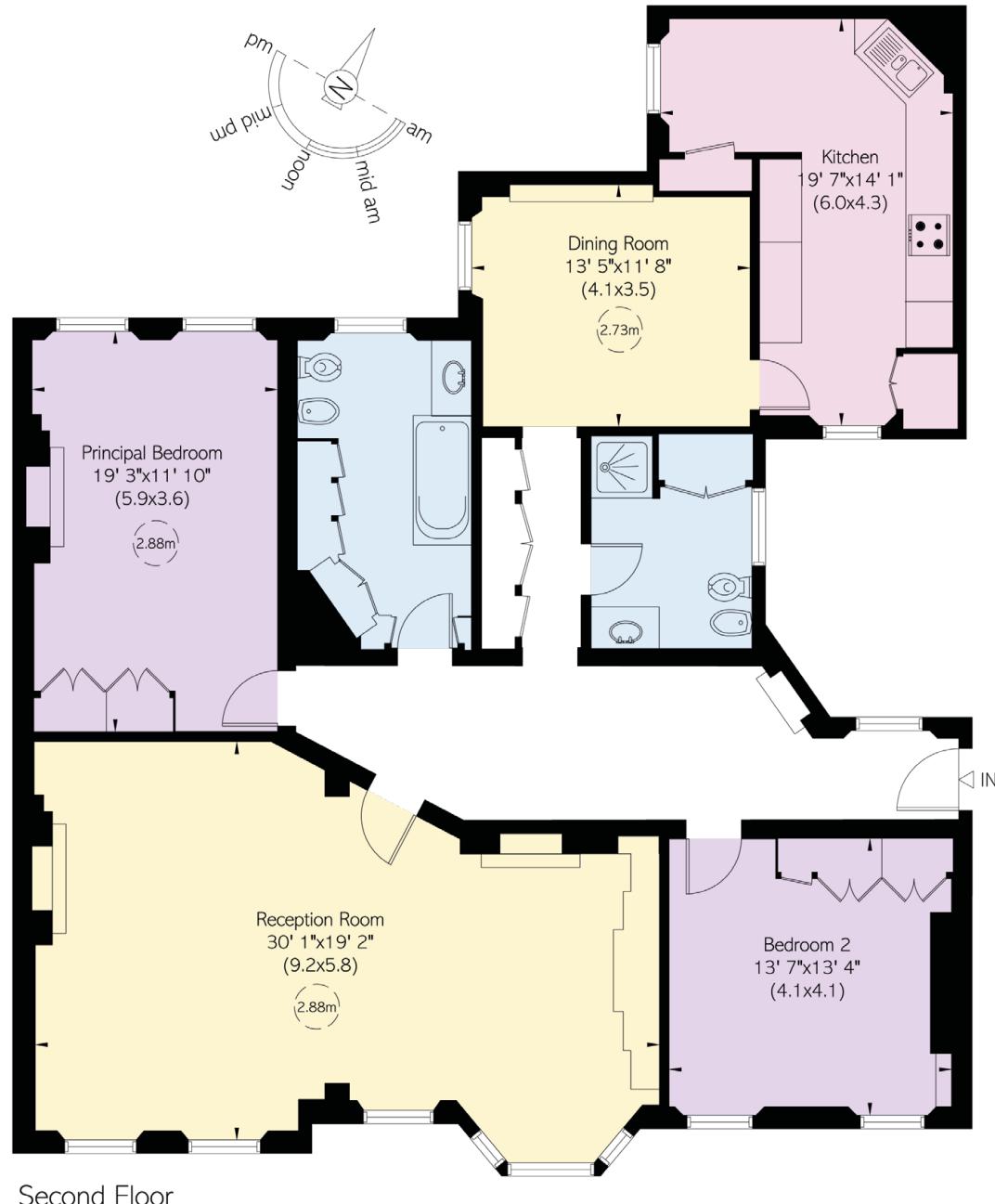
One of the building's major attractions is the award-winning communal one-acre garden which is gated and surrounded on all sides by mansion blocks for privacy and security, and maintained to an exceptional standard by a team of professional gardeners.

In addition, the 24-hour porter is uniquely valuable for security and daily conveniences such as package delivery or maintenance.

The block is owned on a 'Share of the Freehold' basis, which allows owners to exercise and retain control over the building, its gardens and services. The building has a helpful and professional building consent process

APPROXIMATE INTERNAL AREA

1,818 _{SQ FT} / 169 _{SQ M}



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