



**COLEHERNE ROAD, WEST BROMPTON, SW10**  
£700,000

**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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-)	A
(81-91)	B
(69-80)	C
(56-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

### 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

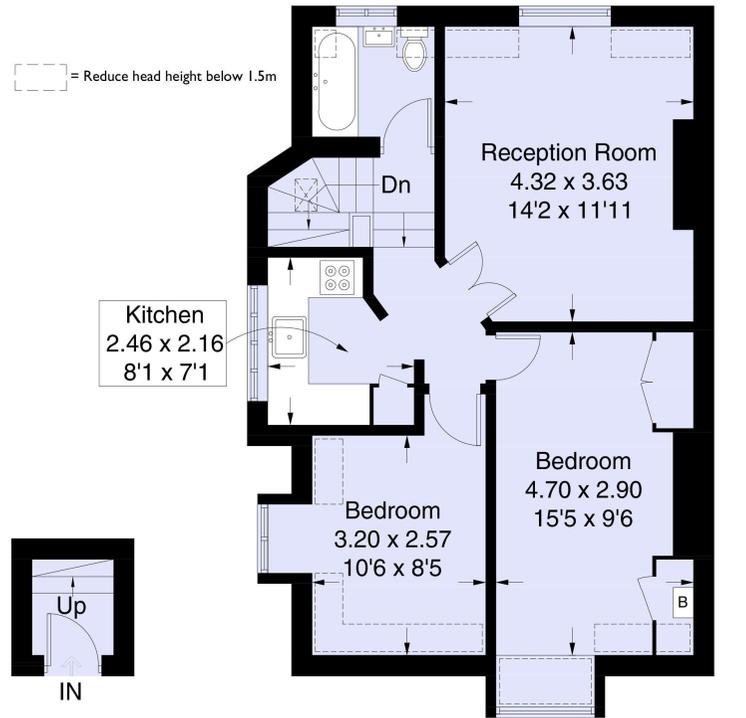
**THIS BRIGHT TWO BEDROOM FLAT IS SITUATED ON THE TOP FLOOR OF THIS PERIOD BUILDING. WITH AN ENVIABLE CORNER SITE, THE PROPERTY HAS OFFERS PLENTY OF NATURAL LIGHT FROM ALL ROOMS. EPC RATING: C**





## Coleherne Road, SW10

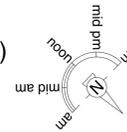
Approximate Area = 52.7 sq m / 567 sq ft  
 (Excluding Areas With Reduce Head Height)  
 Reduce Head Height = 5.2 sq m / 56 sq ft  
 Total = 57.9 sq m / 623 sq ft  
 Limited Use Area = 5.9 sq m / 63 sq ft



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.



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