



## **RUSSELL SIMPSON**

Tastefully decorated two-bedroom  
flat near Earl's Court underground  
station

COLEHERNE ROAD  
THE BOLTONS SW10

Coleherne Road

£875,000

BEDROOMS 2	INTERNAL 660 SQ FT	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1	61 SQM	EPC D	COUNCIL TAX D
TENURE Leasehold	LEASE LENGTH 125 YEARS	GROUND RENT —	SERVICE CHARGE —

## The Property

Beautiful flat in a terrace building close to the restaurants and shops of the Old Brompton Road

The flat centres on well-proportioned reception room with enough space for separate dining and seating areas. Furthermore, the fireplace surround is decorated with beautiful mouldings, adding to the sense of elegance. Next door is a smart kitchen with fitted units.





## The Bedrooms

The property also contains a pair of bedrooms, one of them with inbuilt wardrobe space. They share a bathroom with a bath.





## Indoor Spaces

The flat is presented in good condition. Carpeted floors and a neutral colour scheme create an atmosphere of comfort and calm throughout.



## The Neighbourhood

Coleherne Road is an attractive residential street lined with stucco-fronted terrace houses. From here, the many restaurants, cafes, bars and shops of the Old Brompton Road are all close. Furthermore, both Earl's Court underground station and West Brompton overground station are a short walk away.

Coleherne Road, SW10

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**Approximate Internal Area**

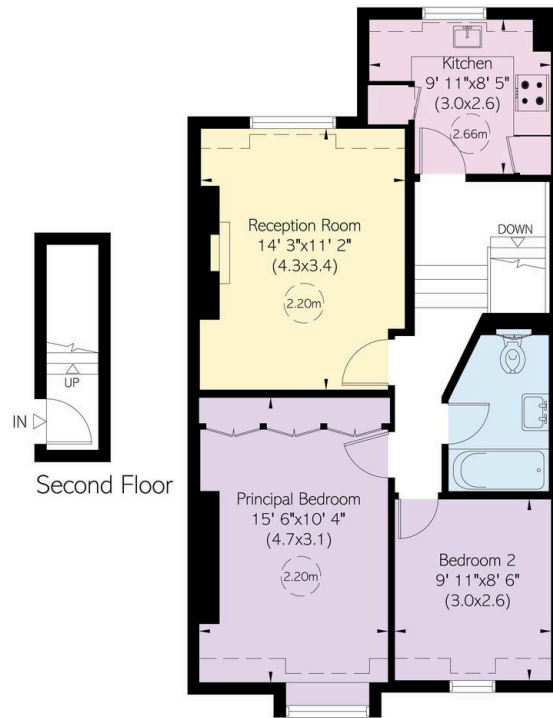
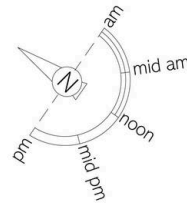
660 sq ft / 61 sq m

**Including limited use area**

44 sq ft / 4 sq m

This 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.

 Reduced head height below 1.5m



Second Floor

Third Floor

**RUSSELL  
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