



RUSSELL SIMPSON

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

COLEHERNE ROAD
EARLS COURT 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 124 YEARS | GROUND RENT — | SERVICE CHARGE £2,178 P/Y |

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

**RUSSELL
SIMPSON**


Approximate Internal Area

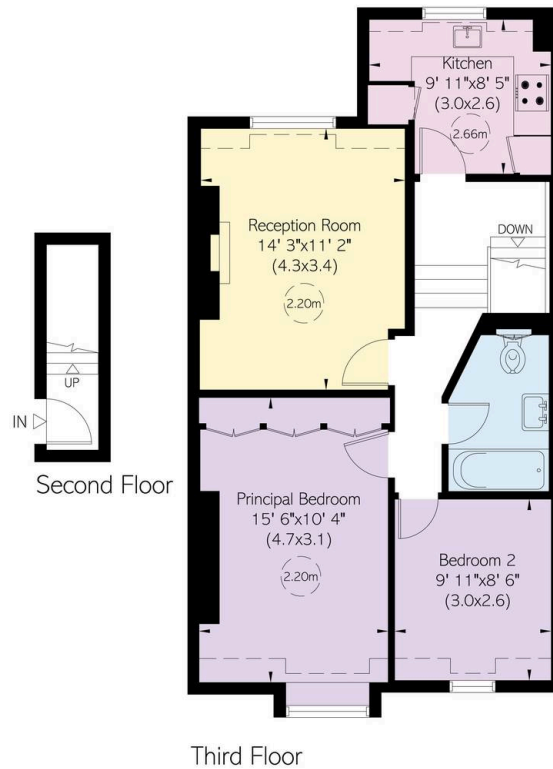
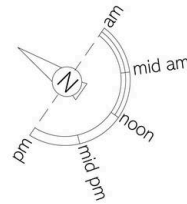
660 sq ft / 61 sq m

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



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square
London
W8 5HD

kensington@russellsimpson.co.uk