



RUSSELL SIMPSON

Beautiful and lofty two-bedroom flat
to rent on the edge of the Boltons
Conservation Area

COLEHERNE ROAD
EARLS COURT SW10

Coleherne Road

Let

BEDROOMS 2	INTERNAL 714 _{SQ FT} 66 _{SQM}	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 1		EPC C	COUNCIL TAX RBKC, F



The Property

Spacious flat with exceptionally high ceilings close to Earl's Court underground station

Entering the flat on the raised ground floor, the front hall leads through to an impressive reception room. The exceptionally high ceilings are decorated with ornate plaster mouldings, while a full-length bay windows fills this space with light. This room contains an open-plan kitchen, as well as separate dining and seating areas. In addition, wooden floors and a beautiful stone fireplace with Victorian tiling add to the sense of elegance.





Indoor Spaces

The flat was recently refurbished, with contemporary details to compliment the traditional design. It is presented in good condition.

The other half of the flat features a pair of bedrooms sharing a bathroom. Both rooms have inbuilt storage space, while the bathroom contains a bath.





The Neighbourhood

Coleherne Road is a residential street on the edge of the prestigious Boltons Conservation Area. The street is lined with terraced brick houses dressed in white stucco. Nearby are the many restaurants, cafes, bars and shops of the Old Brompton Road. In addition, both Earl's Court underground station and West Brompton overground station are within walking distance.

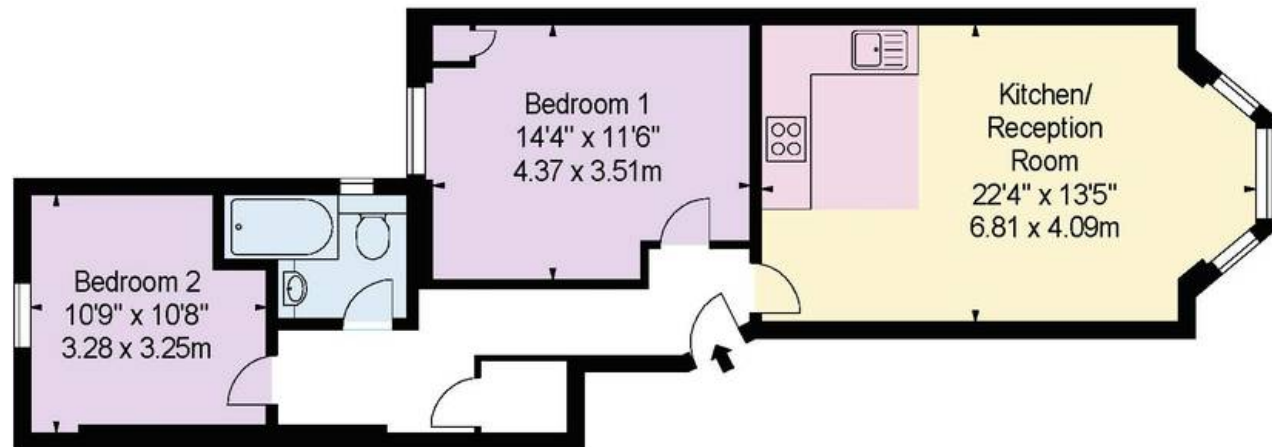
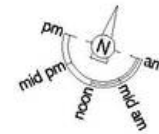
Coleherne Road,
SW10

Approx Gross Internal Area

714 sq ft / 66.33 sq m

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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.



RAISED GROUND FLOOR

**RUSSELL
SIMPSON**

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