



Old Brompton Road, Earl's Court, SW5

Asking Price: £845,000 Leasehold commencing 950 years

Benham
& Reeves

Coleherne Mansions, Old Brompton Road, Earl's Court, SW5

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A beautifully presented and well-proportioned two bedroom, two bathroom apartment on the second floor (with lift access) of a charming period mansion block on Old Brompton Road.

This bright and spacious south-facing flat spans 687 square feet, allowing plenty of natural light to flood the interior. It features two generous double bedrooms, a sunlit reception room, high ceilings, wooden flooring, large sash windows, a modern, well-equipped kitchen, an en-suite bathroom, and an additional shower room.

This property has excellent access to a wide range of amenities including Earl's Court to the north west, South Kensington to the east and Gloucester Road to the north east. The property is surrounded by a number of underground stations with Earl's Court (District, Circle and Piccadilly lines) the nearest. With Kensington High Street, Hyde Park and Holland Park to the north, Battersea Park to the south and all the museums of South Kensington and Knightsbridge to the east, this location is ideal.





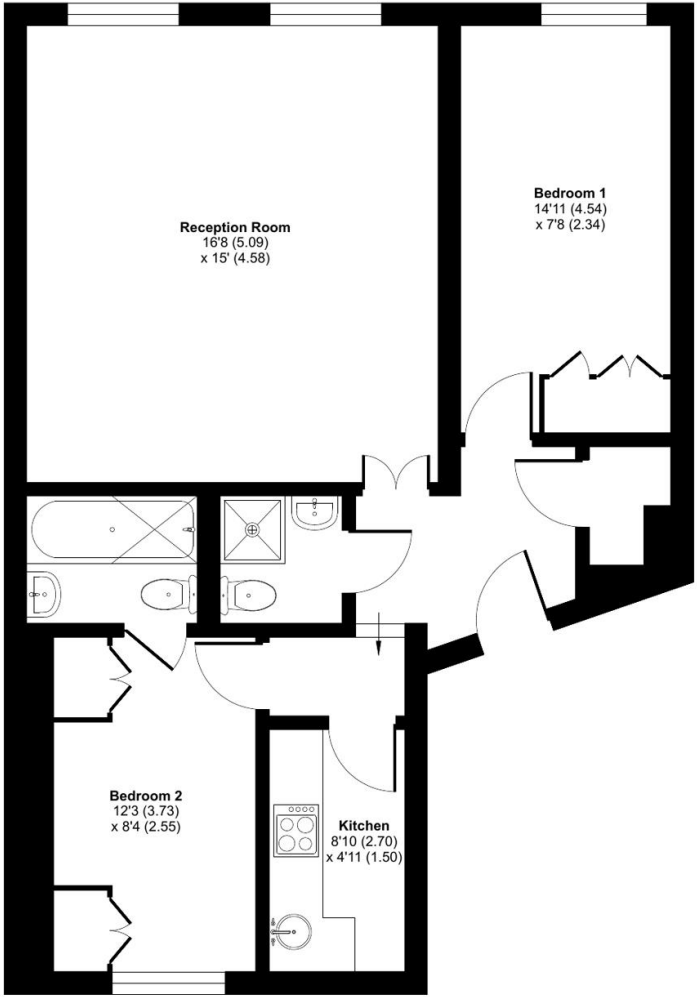
Property Features:

- Two Bedrooms
- Two Bathrooms
- 2nd floor
- 687 square feet (approximately)
- Lift access
- Earls Court station (0.2 miles)
- West Brompton Station (0.3 miles)
- Gloucester Road & South Kensington Station (0.6 miles)



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Approximate Area = 687 sq ft / 63.8 sq m
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Benham & Reeves. REF: 1178438

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£845,000
Tenure:	Leasehold Expires 28/09/2974 Approximately 950 Years Remaining
Ground Rent:	£25.00 (per annum) for the year 2024
Service Charge:	£1,628.27 (per annum) for the year 2024
Anticipated Rent:	£3,500.00 pcm Approx. 5 % Yield

Viewings:

All viewings are by appointment only through our Kensington Office.

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