

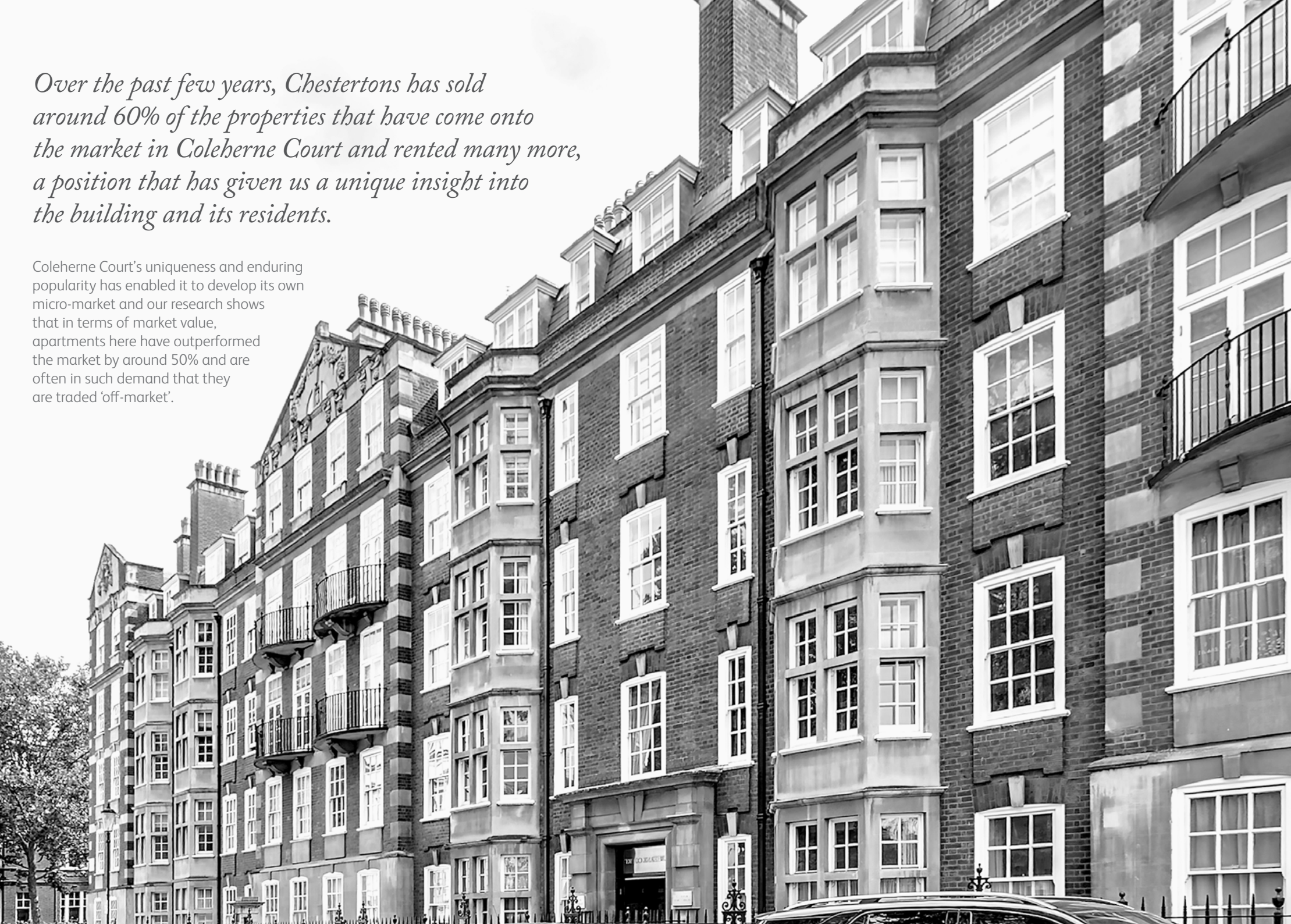
# *Coleherne Court*

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OLD BROMPTON ROAD, LONDON SW5 0EF

*Over the past few years, Chestertons has sold around 60% of the properties that have come onto the market in Coleherne Court and rented many more, a position that has given us a unique insight into the building and its residents.*

Coleherne Court's uniqueness and enduring popularity has enabled it to develop its own micro-market and our research shows that in terms of market value, apartments here have outperformed the market by around 50% and are often in such demand that they are traded 'off-market'.







## History

Built between 1901 and 1904 on the former site of two houses, Coleherne Court was the last part of the Gunter Estate to be developed. Designed by Walter Cave, surveyor to the Estate, together with associate architect Paul Hoffmann, it was described at the time as 'a cheerful mixture of Tudor and Georgian motifs' and is now one of the most sought-after mansion blocks in South Kensington.

## Your neighbours

From the very start, Coleherne Court proved popular with those seeking an exclusive address that offers privacy and luxury within South Kensington and famous former residents include exiled Russian Princess Mestchersky, Hollywood actor Stewart Granger, novelist Brigit Brophy, Sophie Rhys-Jones (Countess of Wessex) and most famously, Princess Diana.

Today, the block attracts a diverse range of owners and tenants, from young professional couples and families to downsizing retirees and owners based outside of London or the UK using it as their London base.

## What makes Coleherne Court so popular?

Flats in Coleherne Court are as sought after today as when they were first built for a number of reasons:

- 1. Location:** Coleherne Court offers a peaceful environment, secluded from London's hustle and bustle, and yet it is located in a well-connected, central location with two underground stations within easy walking distance (West Brompton and Earl's Court). In addition, there is an excellent choice of shops, restaurants and world-class schools within walking distance.
- 2. Design:** Built in red brick and Portland stone, the classic Edwardian architectural style complements the elegant and spacious flats. The sense of luxury is enhanced by the marbled hallways and block wood floors. Many of the apartments offer well over 1,000 Sq.ft of lateral living with generously sized rooms and high ceilings up to 11 ft.
- 3. Security and facilities:** One of the block's major attractions is without doubt the award-winning communal private gardens of just over one acre which are gated and maintained to an exceptional standard by a team of gardeners. The 24-hour portage is also a major draw and provides residents with peace of mind for their everyday maintenance and security needs.
- 4. Share of Freehold:** The block is owned on a 'Share of the Freehold' basis, which allows owners to exercise and retain control over the building, its gardens and services.
- 5. Safe investment:** As an investment, Coleherne Court has performed well for owners with the value of the flats steadily increasing since it was built, a trend that is likely to continue well into the future.



*The beautifully maintained one acre garden is a perfect retreat away from the hustle and bustle of central London.*





## Price history

Like most areas of central London, average prices in South Kensington over the past five years have fallen, on average by 14%. However, prices in Coleherne Court have performed much better and in some cases, Chestertons has sold apartments at prices 12% higher than in 2014. Nonetheless, the immediate impact of Covid has resulted in a fall of between 3% – 8% in prices across the borough of Kensington & Chelsea and a 5% – 15% drop in rental values.



## Service charge

Generally, the service charges for mansion flats like Coleherne Court are higher than other types of properties, but you do get what you pay for and as joint freeholders owners are helping to protect their investment. The service charges at Coleherne Court are comparable to other mansion blocks in London and cover the cost of high quality 24hr portage and security, superb maintenance and building management.

## Outlook

Despite the impact of the coronavirus, buyer demand in central London has bounced back strongly since mid-May although prices have not risen. Although there may be fewer overseas buyers, the appetite from UK buyers has been surprisingly strong and there are still plenty of internationals who are prepared to buy 'remotely' when they find the right property at the right price.

As lockdown measures are relaxed and the economy recovers, we anticipate that demand will remain strong, helped by prices that are lower than they have been for several years and the stamp duty tax holiday.

The number of properties currently available for sale in Coleherne Court is down by around one third compared to previous years, however, we are expecting more properties to come onto the market later in the year and into 2021, which in turn could push prices down slightly.



## Chestertons Recent Sales and Lettings

Sales						
Address	Floor	Beds	Sale Date	Asking Price	Size (Sq.ft)	Price (Sq.ft)
172 Coleherne Court, Redcliffe Gardens	4th	3	May-20	£2,350,000	1,570	£1,497
209 Coleherne Court, Redcliffe Gardens	3rd	3	Jun-19	£2,495,000	1,637	£1,524
187 Coleherne Court, Redcliffe Gardens	3rd	3	Apr-19	£1,600,000	1,532	£1,044
118 Coleherne Court, Old Brompton Rd	1st	4	Dec-18	£4,150,000	2,011	£2,064
119 Coleherne Court, Old Brompton Rd	2nd	4	Nov-18	£2,250,000	1,825	£1,096
99+100 Coleherne Court, Old Brompton Rd	1st	7	Oct-18	£6,800,000	4,044	£1,682
89 Coleherne Court, Old Brompton Rd	3rd	4	Jun-18	£4,250,000	2,034	£2,089
34 Coleherne Court, The Little Boltons	4th	3	Apr-18	£2,595,000	1,421	£1,826
153 Coleherne Court, Redcliffe Gardens	4th	5	Apr-18	£2,600,000	2,085	£1,247
Lettings						
Address	Floor	Beds	Date Let	Asking Rent/Week	Size (Sq.ft)	Price (Sq.ft)
56 Coleherne Court, Old Brompton Rd	Ground	3	Jan-20	£1,150	1,394	£0.82
201 Coleherne Court, Redcliffe Gardens	1st	2	Dec-19	£1,000	1,691	£0.59
202 Coleherne Court, Redcliffe Gardens	2nd	3	Dec-18	£1,000	1,691	£0.59
3 Coleherne Court, The Little Boltons	Ground	4	Apr-18	£2,500	1,884	£1.33







# Our Services

Chestertons provides a range of services to homeowners, landlords and investors. With more than 30 offices across London, Chestertons has one of the largest networks in the capital, as well as a strong international presence.

Our services include:

- **Sales:** We will manage the entire sales process, from giving an accurate and realistic valuation of the property, through to advising on the most effective marketing strategy and managing the legal process once an offer has been accepted.
- **Lettings:** Our highly qualified teams ensure we find the best quality tenants and achieve the best possible rents and terms, protecting landlords' investment and their tenants' well-being through our professional customer service and stringent compliance processes.
- **Property management:** We offer a full suite of services ranging from securing tenants and rent collection, through to full management of individual properties and portfolios.
- **Leasehold services:** We specialise in helping clients with the valuation and negotiation process involved in lease extensions, freehold purchases and collective enfranchisement.
- **Mortgage finance:** We specialise in arranging finance for properties at the mid to top end of the market through our partner Springtide Capital.

## Rowland King

Director (Chelsea & Knightsbridge sales)  
020 7594 4743  
rowland.king@chestertons.com

## Nicholas Barnes

Head of Research  
020 3040 8406  
nicholas.barnes@chestertons.com