



THE LITTLE BOLTONS SW10

AN UNUSUAL OPPORTUNITY
TO BUY A SUBSTANTIAL
SEMI-DETACHED PROPERTY,
ON THE WEST SIDE OF
THIS WELL-KNOWN AND
PRESTIGIOUS STREET.

The Little Boltons forms part of the area originally owned by the Gunter Family where many beautiful homes were built between 1850 and 1870. The original development was designed and built by Godwin. The first houses, which were started in 1850/1851, were the properties in The Boltons which stand on either side of St Mary's Church. Following on from these the neighbouring streets as we know them today were built.

The Little Boltons houses were designed with excellent proportions, large windows and high ceilings. The volume and light in this building are hugely beneficial, and without being modernised for over 50 years many of the original features are still in situ to be appreciated and enjoyed by the incoming purchaser.





The property is currently laid out as two maisonettes, one on the raised ground and garden floor levels with a 54 foot west facing garden, the other on the first and second floors with an attractive terrace. The position of the house is to the south end of the street which is a short, pleasant walk to the Fulham Road where you will find excellent shops, restaurants and public transport facilities.

This property forms part of the residential Boltons Conservation area, often considered to be one of, if not, the best residential places to live in the Royal Borough of Kensington and Chelsea.

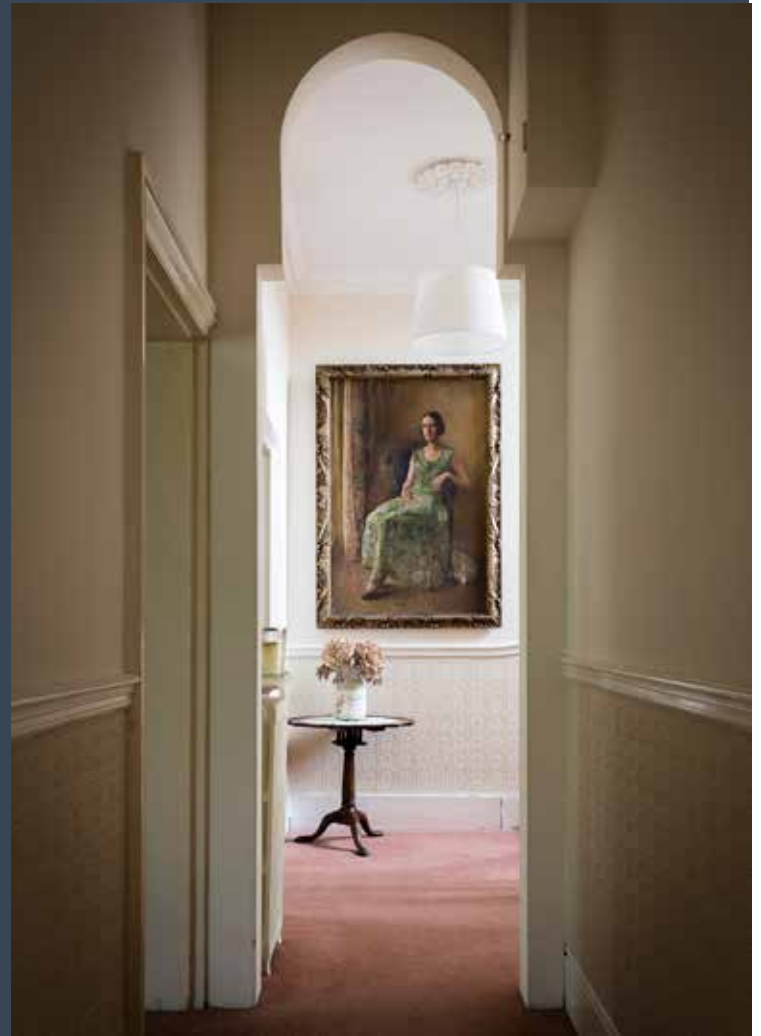
THE ACCOMMODATION COMPRISES:

Raised Ground & Garden Floor Maisonette

Entrance Hall | Drawing Room | Study | Kitchen-Breakfast Room | 4 Bedrooms
2 Bathrooms | Shower Room | Anteroom | Secondary Kitchenette | Vault
Laundry Room | West-Facing Garden | Garden Shed

First Floor & Second Floor Maisonette

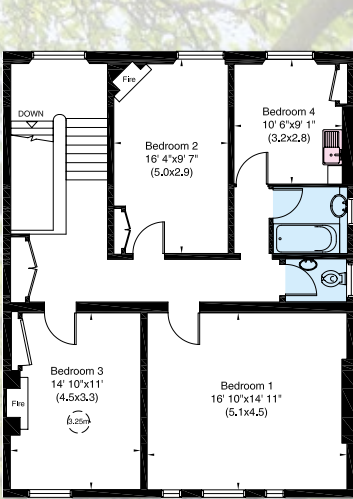
Drawing Room | Dining Room | Kitchen | Study | 4 Bedrooms | 2 Bathrooms
Cloakroom | West-Facing Roof Terrace | Spacious Attic Area



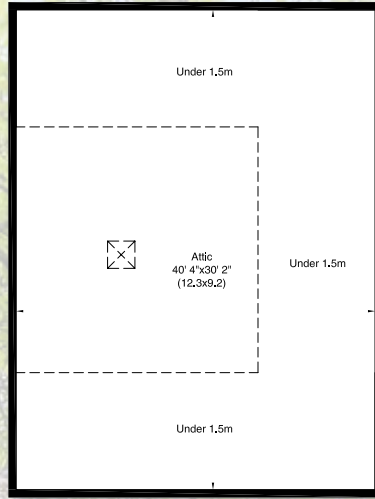


Raised Ground & Garden Floor Maisonette

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor



Loft

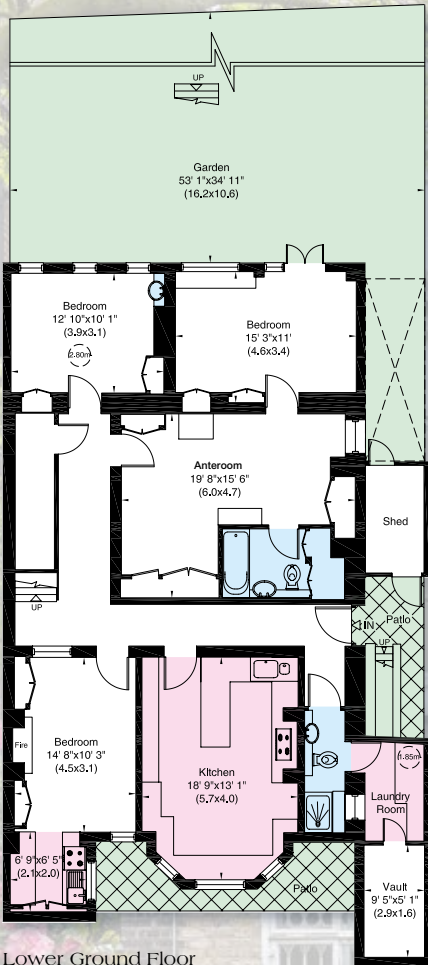


First Floor & Second Floor Maisonette

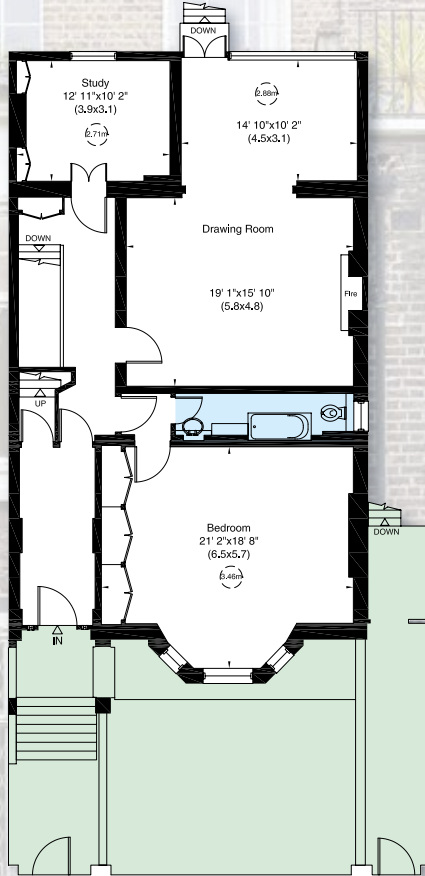
Energy Efficiency Rating		
	Current	Potential
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(92-100) A		
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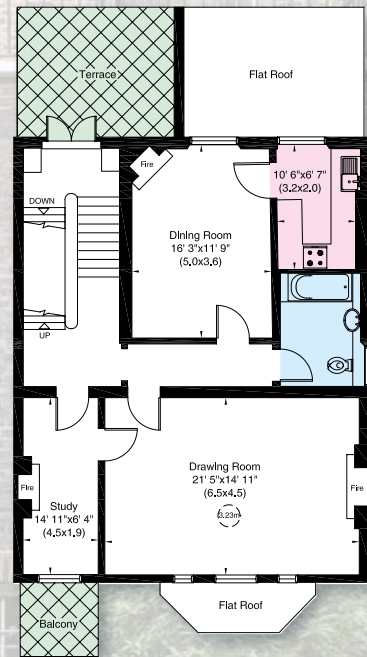
Gross Internal Area (Approx.)
571 sq m - 6,151 sq ft
Including Loft
458 sq m - 4,933 sq ft
Excluding Loft



Lower Ground Floor



Raised Ground Floor



First Floor

TERMS

Local Authority Royal Borough of Kensington & Chelsea
Tenure Freehold
Price upon Application

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. April 2017 347397

Knight Frank
Chelsea
020 7349 4300
KnightFrank.co.uk

RUSSELL SIMPSON
5 Anderson Street, London SW3 3LU
020-7225 0277
www.russellsimpson.co.uk