



Bolton Gardens
London, SW5

CHESTERTONS





A brilliant two bedroom flat overlooking communal gardens with private terrace situated in one of SW5's best addresses.

Spread across 1242sqft the focal point of the flat is the expansive semi open plan kitchen reception room. The space faces south and offers exceptional natural light. The kitchen dining room allows the entire formal reception room to be given over to entertaining space. The kitchen features integrated Miele appliances.

The principle bedroom suite offers a wonderful layout with walk in wardrobe and modern bathroom. The second bedroom also offers bespoke joinery and ample built in storage. The property has a spacious family bathroom and separate utility room.

Bolton Gardens is one of SW5's best addresses and offers excellent access to local boutiques. Some of London's best schools and transport links. The communal gardens offer a wonderfully tranquil view.

- Two bedrooms, two bathrooms
- South facing
- Private terrace
- Access to communal gardens (stc)

Asking Price £2,750,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
72-81	C	70	75
63-72	D		
54-63	E		
45-54	F		
35-45	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tenure: Leasehold - 126 years remaining

Service Charge: £2,500 per annum

Ground Rent: One peppercorn

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

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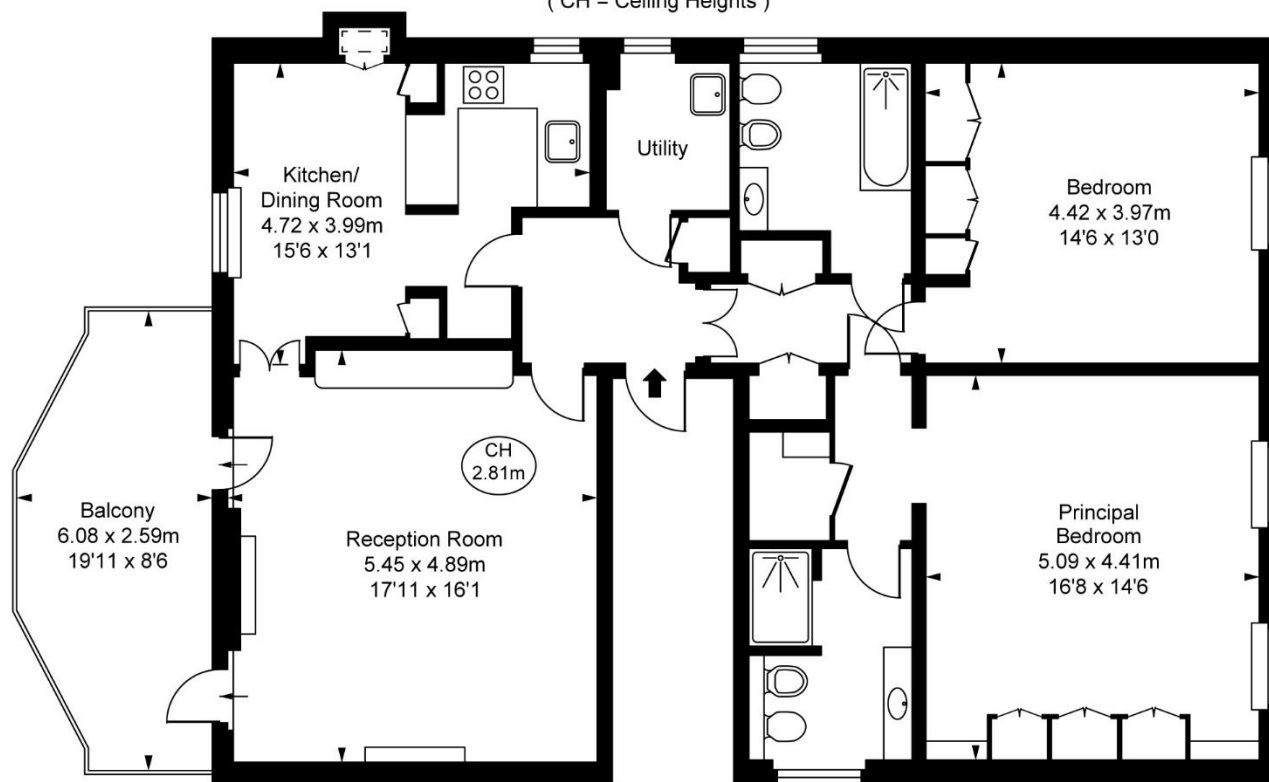
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Bolton Gardens, SW5
Approximate Gross Internal Area
115.38 sq m / 1,242 sq ft

(Including restricted height
under 1.5m [= = = =])

(CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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