



Bolton Gardens
Earls Court, SW5

CHESTERTONS





An elegant two double bedroom, first floor apartment on prestigious Bolton Gardens, SW5

Set within a grand period building on one of Earls Court's most desirable streets, this beautifully presented two bedroom apartment offers wonderful proportions and stunning green views from front to back.

Occupying the first floor, the apartment boasts remarkable 3.2m high ceilings in the elegant reception room and opens onto a private balcony overlooking the beautifully maintained communal gardens. The modern eat-in kitchen is fitted with Miele appliances. The two double bedrooms each boast ensuite bathrooms and fitted cupboards and there is an additional guest WC.

Further benefits include sleek wooden flooring, original cornicing, wonderful natural light and a share in the freehold.

Bolton Gardens is one of the area's most prestigious residential addresses, known for elegant period architecture and beautiful private communal gardens. Ideally located between Earls Court and South Kensington offering a peaceful yet central location, with excellent transport links, boutique shops, and fine dining all within walking distance.

- First floor apartment with private roof terrace
- Two double bedrooms
- High ceilings and period charm
- Chain free

Asking Price £2,900,000

Energy Efficiency Rating		
Energy efficiency class	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher rating needed		
EU Directive 2002/91/EC		

Tenure: Share of Freehold 962 years remaining
Service Charge: £5,891 p.a. approx.
Ground Rent: A peppercorn
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: G

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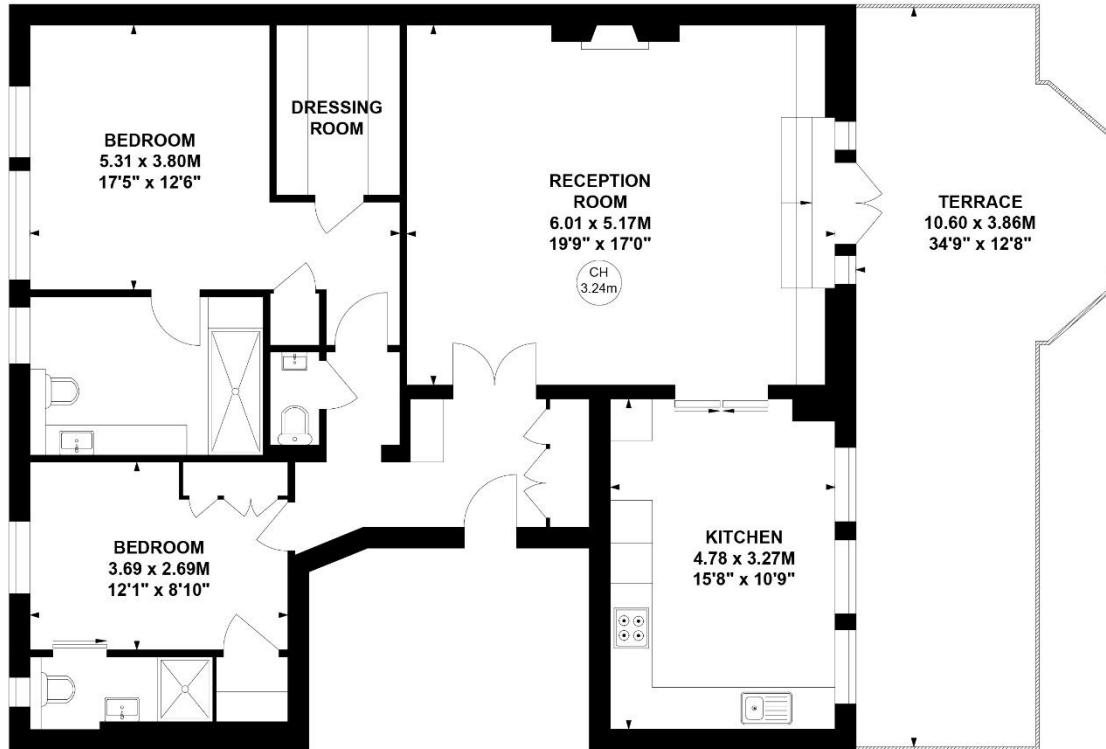
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Approximate Gross Internal Area

105 sq m / 1126 sq ft



Key :
CH - Ceiling Height



First Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**

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