



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 areas 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 £2,800,000

Energy Efficiency Rating		
Energy efficiency class - current rating scale	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-45 F		
31-39 G		
1-40 G		
Not energy efficient - higher rating scale		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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

Chestertons South Kensington Sales

44-48 Old Brompton Road
 London
 SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

chestertons.co.uk

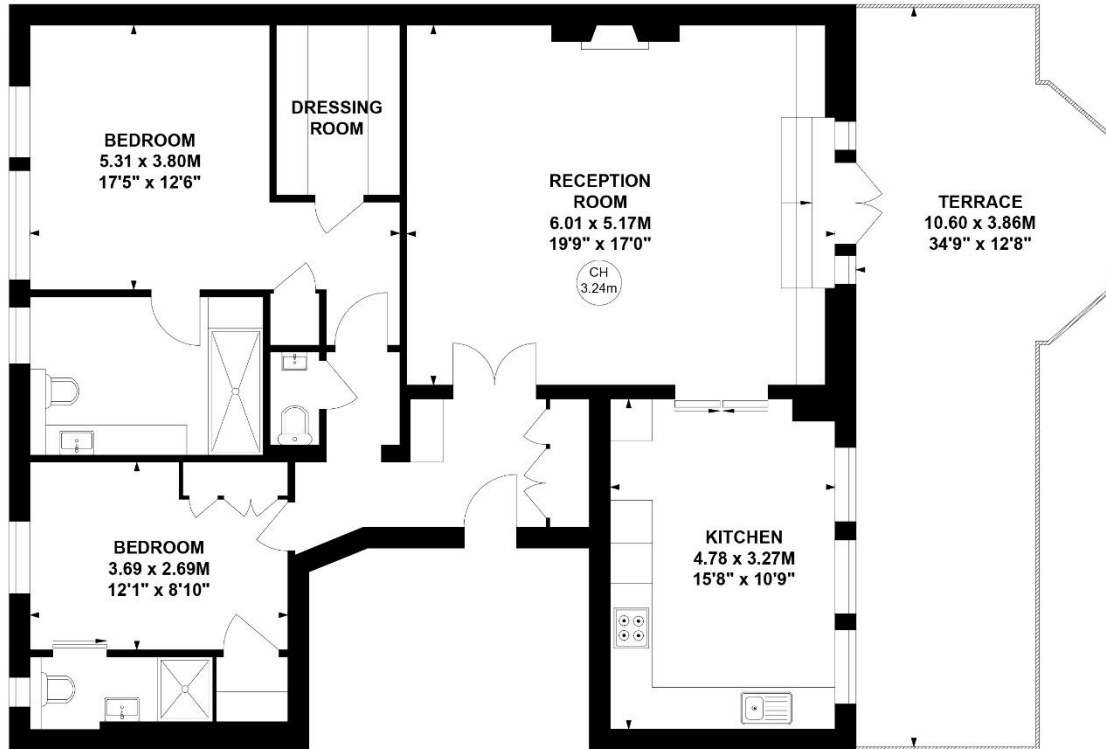
Bolton Gardens, SW5

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**

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable