



Bolton Gardens
London, SW5

CHESTERTONS





An extremely grand and elegant four bedroom, four bathroom family apartment arranged over the Ground and Lower Ground floors of this handsome white Victorian period building. This apartment offers unrivalled volumes and period features and boasts stunning and unobstructed views, south over the garden towards The Boltons. This property further benefits from direct access to the beautiful communal gardens (STC).

Nestled on the border of The Boltons Conservation Area and Courtfield Conservation Area, 21 Bolton Gardens, a semi-detached building, is situated in a most sought after location benefitting from an array of nearby amenities.

- Reception Room
- Kitchen
- Dining Room
- Three Bedrooms with Ensuite Bathrooms
- Fourth Bedroom with Ensuite Shower Room
- Guest Cloakroom
- Utility Room
- Storage Room
- Boiler Room
- Direct Access to Communal Gardens (STC)

£6,950,000 Asking Price

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
89-92	A		
81-88	B		81
69-80	C	69	
55-68	D		
49-54	E		
41-48	F		
31-39	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Service Charge: £6,544 per annum approx.

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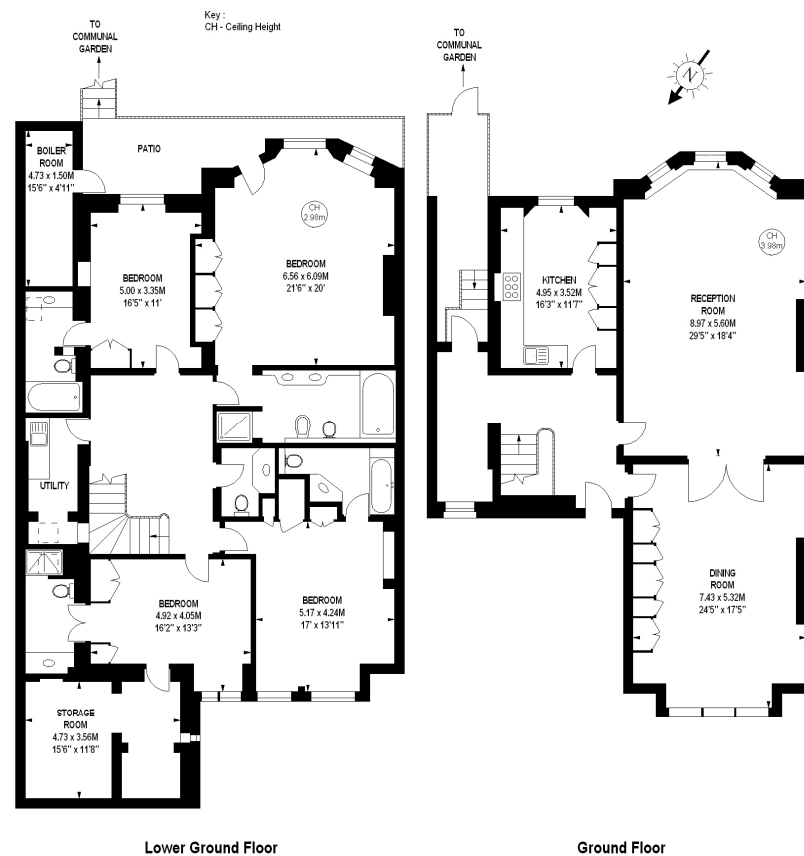
Bolton Gardens, SW5

Approximate gross internal area

3367 sq ft / 312.79 sq m

Boiler Room

87 sq ft / 8.08 sq m



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must be not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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