



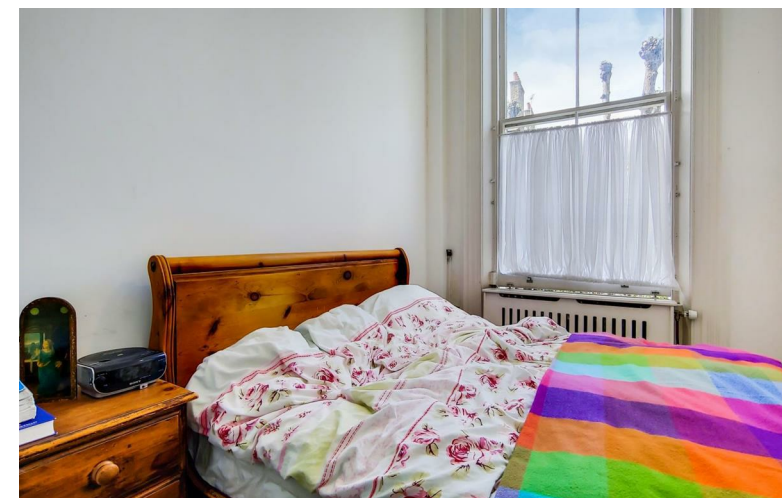
A LOVELY BRIGHT AND ELEGANT ONE BEDROOM FLAT WITH QUIET, BRIGHT & LEAFY OUTLOOK

BEST OFFERS INVITED - A quiet first floor one bedroom flat with a lovely bright and elegant outlook within this prominent Victorian building with lots of large sash windows reflecting the extraordinary high ceilings (close to 4m).

The flat is well configured for the size with a perfect layout and a location bordering Chelsea to the south of Old Brompton Road with South Kensington and Knightsbridge due east and Earl's Court and Kensington immediately to the north.

This London home/good rental investment offers a tranquil place to rest and recuperate while enjoying all that this great city has to offer. NB: Potential to make a roof terrace subject to the necessary consents.



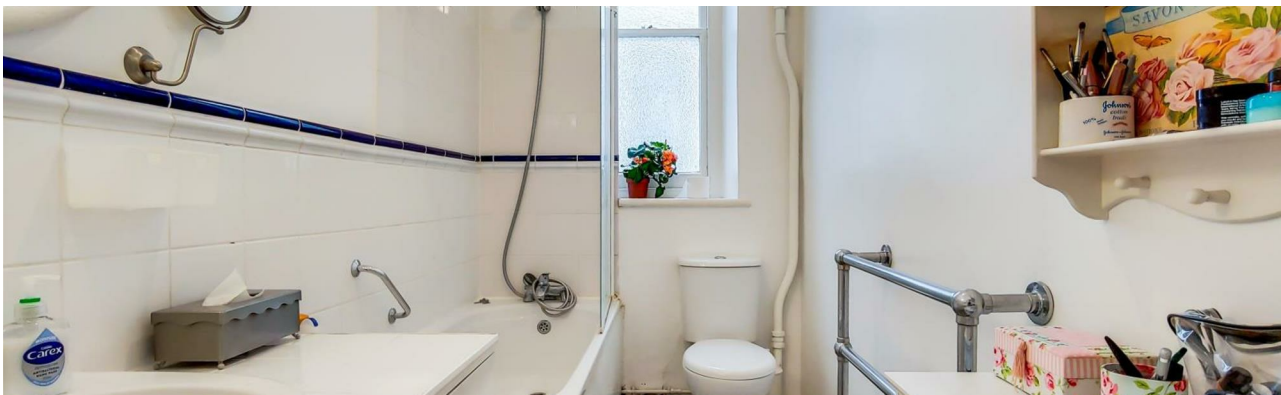


ACCOMMODATION

Accommodation: Entrance hall with window and floor to ceiling storage space: Reception overlooking greenery: Kitchen with window and breakfast table: Bedroom with room for double bed: Large Bathroom with full size bath.

LOCATION

Boltons Court (216 Old Brompton Road SW5 opposite Coleherne Court) is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road, Earl's Court and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, Earl's Court and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks. Situated within the centre of Royal Borough of Kensington & Chelsea (RBKC) with close proximity to the many museums & galleries, romantic walks along the River Thames await you as well as a wealth of high end shopping, Michelin star eateries and West End entertainment.



A FANTASTIC FIRST FLOOR PROPERTY QUIETLY SITUATED IN THE BUILDING



TERMS

PRICE: £540,000

Tenure: Share of Freehold

Lease: 998 and half years (less 7 days) from 24th June 1953

Ground Rent: Current £50

Service Charge: £3177 Per Annum

Council Name Royal Borough of Kensington & Chelsea

Council Tax Band: D £1,364.47 2022-2023

EPC: Band D (Expires 30th May 2031)

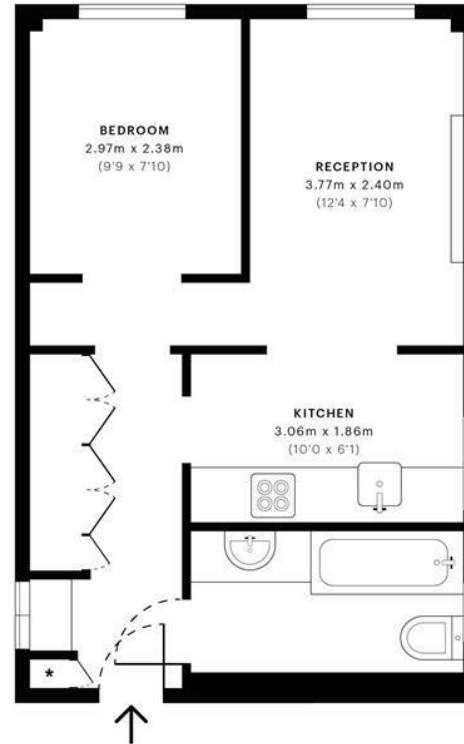
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Boltons Court, SW5

CAPTURE DATE 11/05/2021 LASER SCAN POINTS 1,300,369

GROSS INTERNAL AREA

36.17 sqm / 389.33 sqft



GROSS INTERNAL AREA (GIA)
The floorplan of the property
36.17 sqm / 389.33 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes vestibules, restricted floor height
33.90 sqm / 364.90 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, porches, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD
Limited use areas such as
0.00 sqm / 0.00



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 36.61 sqm / 394
IPMS 3C RESIDENTIAL 34.34 sqm / 369
*Excluded from measurements
SPEC ID: 609568909fcd10dca6a5a

FEATURES

- One Bedroom
- The Royal Borough of Kensington & Chelsea
- Preferred Rear Aspect/Scope for Adding Value
- Potential for Terrace (subject to the necessary consents)
- Dramatic High Ceilings
- EPC: D / Council Tax Band: D
- Beautiful Victorian Building
- Lots of Windows Throughout
- Extensive Storage
- Green Leafy Outlook



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