





# A SUPERB TWO BEDROOM FLAT WITH ACCESS TO TWO COMMUNAL GARDENS!

Nestled in the charming area of Bolton Gardens, just next door to The Boltons SW10, this delightful Victorian flat offers a perfect blend of classic elegance and modern comfort. With two well-proportioned bedrooms & two bathrooms, this residence is ideal for individuals, couples or small families seeking a tranquil urban retreat with access to TWO communal gardens (subject to the usual consents) and within close proximity of Bousfield School.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, making it an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the room, enhancing the overall ambience. This thoughtful layout ensures that morning routines are seamless, catering to the needs of a busy lifestyle. The Victorian architecture of the building adds a touch of historical charm, while the flat itself has been designed to meet contemporary living standards. Residents will appreciate the blend of period features and modern amenities, creating a comfortable and stylish home. Bolton Gardens is a sought-after location, known for its picturesque surroundings and proximity to local amenities. With excellent transport links, you will find yourself well-connected to the vibrant heart of London, making this flat an ideal choice for those who wish to enjoy the best of city living while residing in a peaceful neighbourhood.

In summary, this Victorian flat in Bolton Gardens presents a wonderful opportunity for those looking to embrace a sophisticated lifestyle in one of London's most desirable areas. Don't miss the chance to make this charming property your new home.







## ACCOMMODATION

Accommodation: Second Floor Entrance Hall: Entrance Hall: Large Reception: Kitchen: Two Double Bedrooms: Two Bathrooms: Access to TWO Communal Gardens (Bolton Gardens & Gledhow Gardens)

## LOCATION

Bolton Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road 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 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.





CALL/EMAIL NOW TO ENQUIRE FURTHER OR ARRANGE A VISIT



Terms

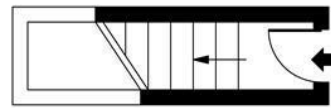
**Price: £4,500 Per Month**

**Terms Deposit: £5,192**

**Local Authority:** Royal Borough of Kensington & Chelsea

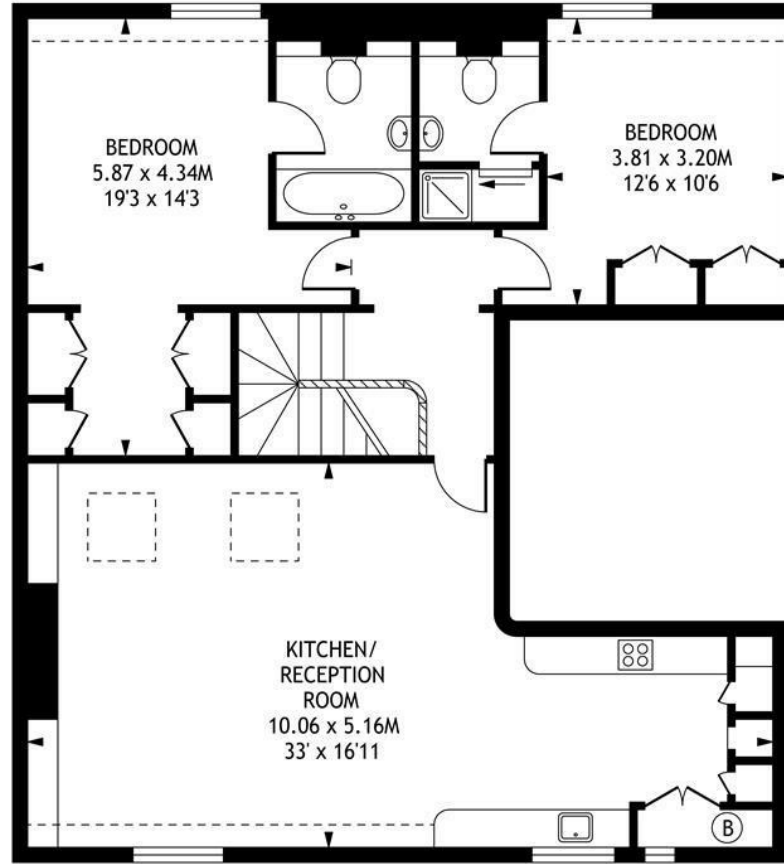
**Council Tax Band: G**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(52 plus) A			
(81-91) B			
(92-100) C			
(55-65) D		63	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Second Floor  
Entrance  
Approximate gross Internal Area  
26 sq ft / 2.41 sq m

Bolton Gardens, SW5  
Approximate Internal floor (Living) area\*  
= 1052 sq ft / 97.73 sq m



Third Floor  
Approximate gross Internal Area  
1026 sq ft / 95.32 sq m

Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

## FEATURES

- Open Views Over Communal Gardens to Front & Rear
- Double Glazing
- Excellent Condition
- Two Double Bedrooms with Extensive Wardrobes
- Access to Two Communal Gardens (subject to the usual consents)
- Close to Bousfield School as well as many others...
- Call now to book an appointment to view or to enquire further



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