



## THE LITTLE BOLTONS

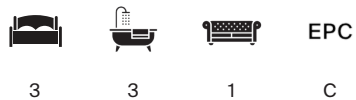
Chelsea SW5





## A SPECTACULAR, LATERAL THREE BED APARTMENT

In a beautifully maintained, portered mansion block with access to award-winning communal gardens.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

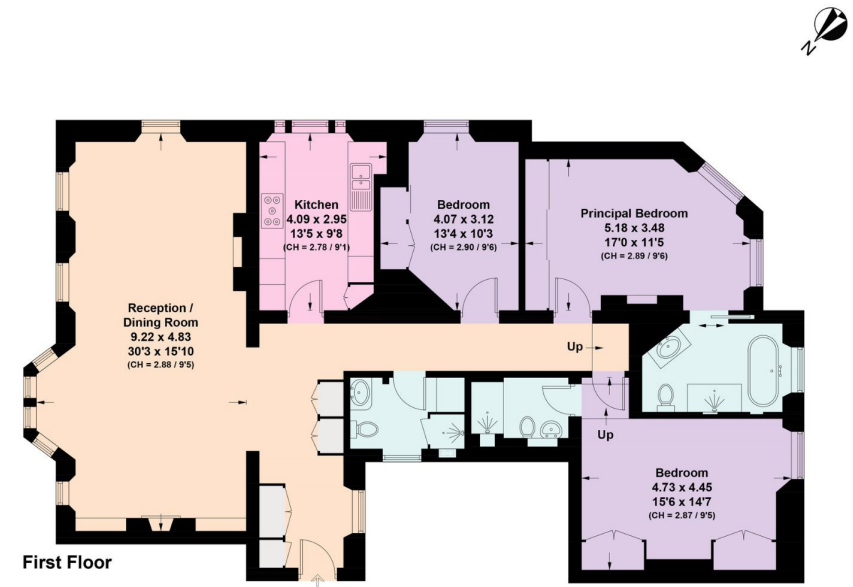
Tenure: Leasehold

Ground rent: £585 per annum, reviewed every 1 year, next review due 2025

Service charge: £11,536.42 per annum, reviewed every 1 year, next review due 2025

**Guide Price: £2,695,000**

Located in this prestigious building is a beautifully presented apartment on the first floor (with lift), which offers excellent lateral living. The apartment is beautifully positioned with entry from The Little Boltons. The accommodation comprises a spacious reception/dining. There is a separate, Martin Moore kitchen, which has been carefully designed with bespoke cabinetry and a retracting table, to maximise storage. The three bedrooms feature built-in storage, two of the bedrooms have en suites and there is a separate family bathroom. Natural light floods the space, enhanced by the westerly aspect in the reception room and partial views of the communal gardens from the principal and second bedroom. The building's amenities include the 24-hour porter service, a lift, an on-site maintenance team and access to stunning, award-winning maintained gardens.



Approximate Gross Internal Area = 141.6 sq m / 1524 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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