



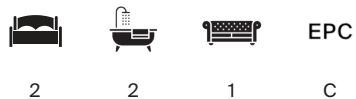
BOLTON GARDENS

London, SW5



A SUPERB, LATERAL, FIRST-FLOOR APARTMENT WITH TERRACE

Overlooking the prestigious Bolton Gardens Square, this two bed apartment combines impressive proportions with a thoughtfully arranged layout.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold plus leasehold with approximately 962 years remaining

Ground rent: Peppercorn

Service charge: £10,000 per annum, reviewed every year, next review due 2026

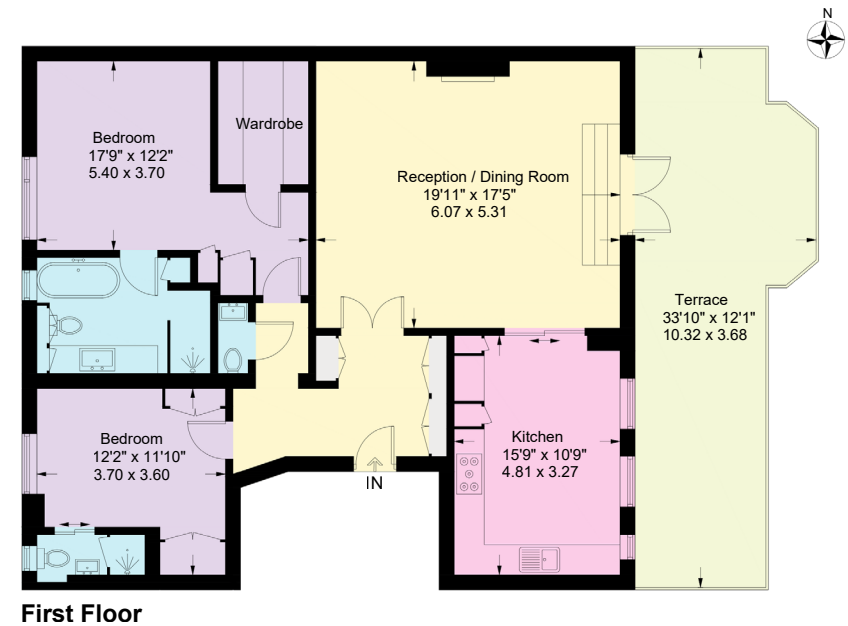
Guide price: £2,800,000



The reception room forms the heart of the home, benefiting from excellent ceiling heights, exquisite cornicing and an abundance of natural light. French doors open directly onto a substantial terrace, offering a superb opportunity for outdoor living and entertaining. The separate kitchen is well-positioned and enjoys natural light from traditional sash windows, providing a practical and inviting setting for cooking and preparation. Both bedrooms are situated to the rear. The principal bedroom features an en-suite bathroom and a generous dressing room, while the second bedroom is complemented by its own en-suite shower room.

This is a a superb, lateral, first-floor apartment in a prime location, with the rare advantage of a large terrace .

Please note, CGI images are used for illustrative purposes only.



Approximate Gross Internal Area = 108.3 sq m / 1,166 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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