



Bolton Gardens, London SW5



Bolton Gardens, London SW5

An impressive two bedroom, two bathroom apartment, situated on the raised ground floor of a handsome red brick Victorian building on a beautifully quiet tree-lined residential street in SW5.

Entering on the raised ground floor, an inviting hallway with wardrobe storage leads through to an exceptional reception room, which is characterised by an attractive fireplace and a striking ceiling height of 3.25 metres. This space further benefits from elegant wood flooring and period sash windows that flood the room with natural light.



Asking price: £1,950,000

Tenure: Leasehold: approximately 110 years remaining

Service charge: approximately £6,000 per annum, reviewed every year, next review due 2024

Ground rent: approximately £100 per annum, next review due 2034

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

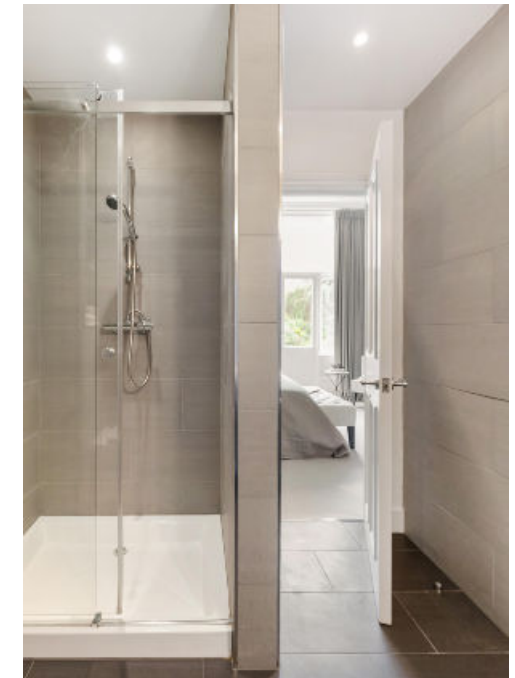




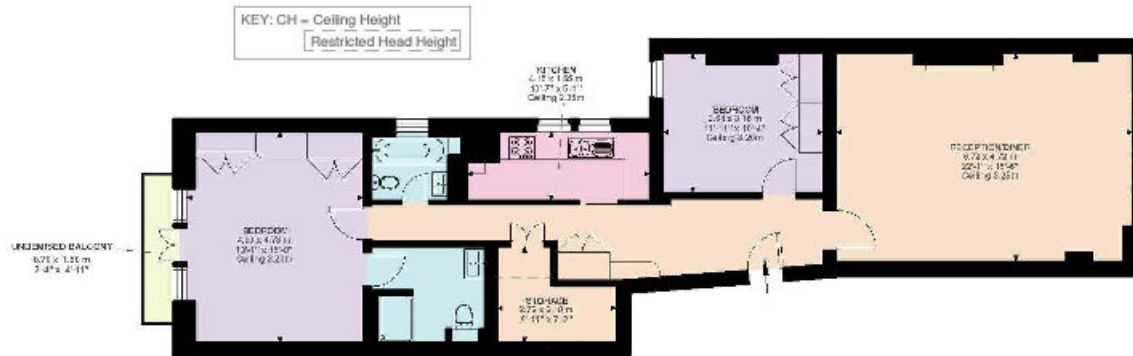
A separate well-appointed kitchen is accessible via the hallway, which includes integrated appliances, a smart hob and ample worktop space. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.

The principal bedroom is discreetly positioned towards the rear of the property, which is served by ample wardrobe storage and an en suite with a sleek finish. The principal bedroom also enjoys a Juliet Balcony with green views. A further good-sized double bedroom is towards the front of the property, including integrated storage. Additionally, there is a conveniently located bathroom, which is accessible via the hallway.

Please note that we have been unable to confirm the recurring review period for the ground rent. You should ensure that you or your advisors make your own inquiries.



Bolton Gardens, SW5
Approximate Gross Internal Area
102.41 sq m / 1,102 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
South Kensington
160 Old Brompton Road
London SW5 0BA

I would be delighted to tell you more
Jordanna Mancina
020 3892 3573
jordanna.mancina@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated April 2024. Photographs and videos dated April 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.