



Bolton Gardens  
Earls Court, SW5

CHESTERTONS





An exceptional first-floor apartment with generous private terrace on prestigious Bolton Gardens

Set within an elegant period building, this beautifully presented two bedroom home enjoys wonderful proportions, impressive ceiling heights and delightful green views to both the front and rear.

The elegant reception room boasts remarkable 3.2m ceilings, beautiful original corning and excellent natural light, creating a superb entertaining space. French doors open onto a generous private terrace with leafy outlooks over the surrounding gardens, providing a rare and highly desirable outdoor space. The stylish eat-in kitchen is fitted with premium Miele appliances and offers ample space for dining. Both double bedrooms benefit from fitted wardrobes and en suite bathrooms, whilst a separate guest cloakroom adds further convenience.

Additional features include attractive wooden flooring, excellent storage throughout, a share of freehold and access to the beautifully maintained communal gardens.

Bolton Gardens is widely regarded as one of the areas premier residential addresses, renowned for its grand period architecture, beautifully maintained gardens and tranquil setting. Residents enjoy immediate access to an excellent selection of restaurants, cafés, boutique shops and transport links.

- First floor apartment with private terrace
- Two double bedrooms
- High ceilings and period charm
- Chain free

Asking Price £2,650,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Share of Freehold 961 years

**Service Charge:** £5891

**Ground Rent:** £0 A peppercorn

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

**Council Tax Band:** G

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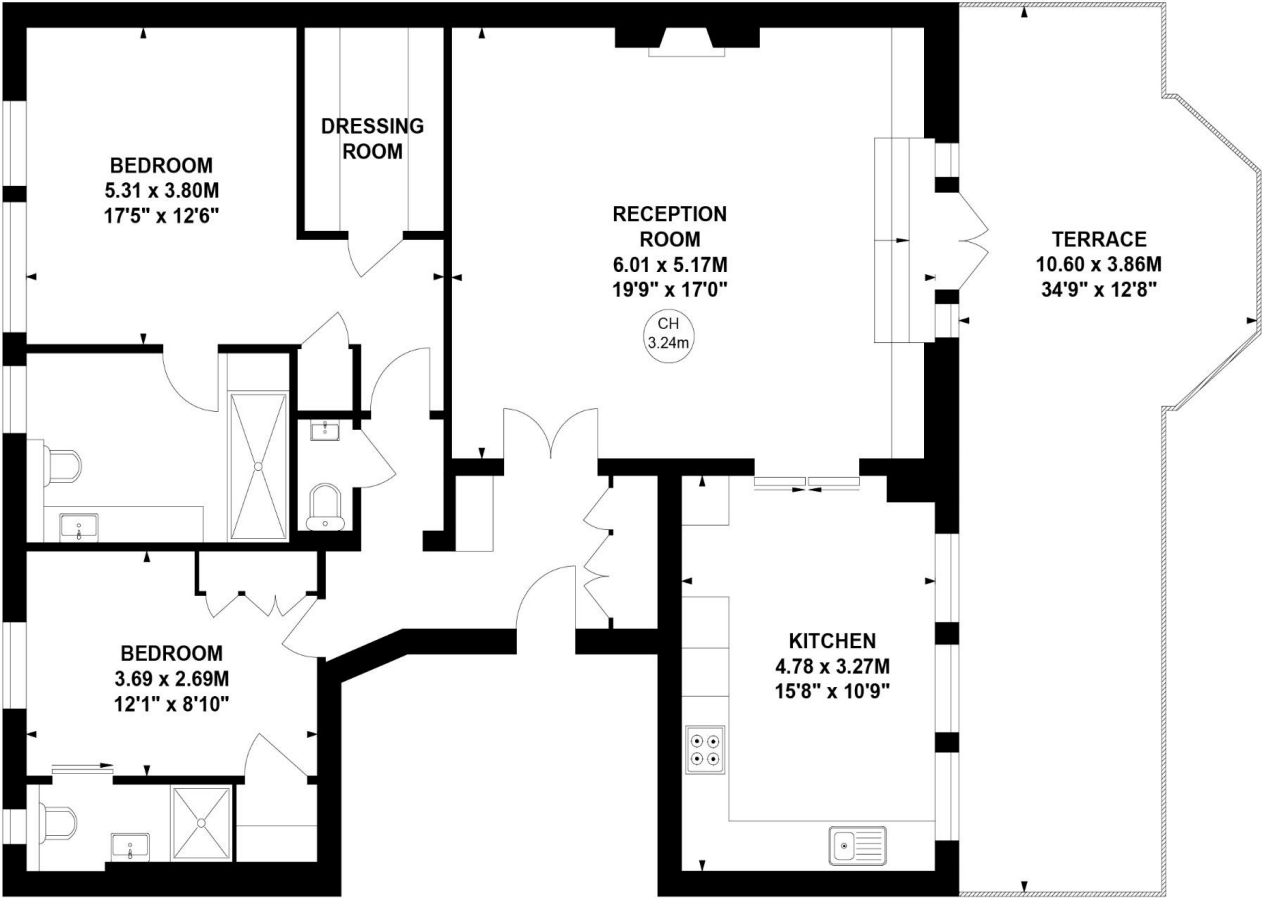
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# Bolton Gardens, SW5

Approximate Gross Internal Area  
105 sq m / 1126 sq ft



Key :  
CH - Ceiling Height



## First Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only**

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