



Timeless Elegance, Beautifully Reimagined

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Occupying a prime position on the prestigious Bolton Gardens, this beautifully refurbished raised ground floor apartment seamlessly combines the elegance of a Victorian period conversion with the comfort and sophistication of contemporary living.

Extending to approximately 711 sq ft (66.09 sq m), together with an additional 44 sq ft attic storage space, the apartment offers a bright bay-fronted reception room, a bespoke fully integrated kitchen with an attractive stained-glass feature window, two generous double bedrooms and two beautifully appointed bathrooms, including a luxurious principal en-suite.

Finished to an exceptional specification throughout, the property benefits from high ceilings, bespoke Italian furniture, wooden flooring, Banham security, multi-room audio, powered blinds and comprehensive sound and thermal insulation. Perfectly positioned moments from Gloucester Road, Earl's Court and South Kensington Underground stations, this exceptional home offers refined living in one of Prime Central London's most sought-after garden squares. Residents are eligible to apply for annual subscription access to the beautifully maintained private Bramham Gardens, providing an exceptional green oasis just moments from the apartment, subject to the Garden Committee's approval. In addition to the apartment's exceptional presentation, the building has recently undergone a comprehensive refurbishment of its façade and internal communal areas, further enhancing the quality and appearance of this elegant period conversion.





ACCOMMODATION

Thoughtfully designed for modern living, the apartment offers a bright bay-fronted reception room, a bespoke fully integrated kitchen, two generous double bedrooms and two beautifully appointed bathrooms, including a principal en-suite. High ceilings, excellent built-in storage and carefully considered finishes throughout create an elegant home that is both stylish and practical.

LOCATION

Bolton Gardens is one of South Kensington's most desirable residential garden squares, ideally located moments from Gloucester Road, Earl's Court and South Kensington Underground stations. Residents enjoy an outstanding selection of cafés, restaurants, boutiques, museums and the open spaces of Kensington Gardens and Hyde Park, placing some of London's finest amenities within easy walking distance.





Thoughtfully Designed. Beautifully Finished. Perfectly Positioned.

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check

Ofcom Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: Street Parking Permit

Required

Terms

Guide Price: £1,250,000

Tenure: Share of Freehold

Lease: 999 from xx/xx/xxx

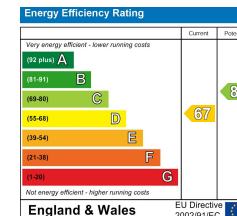
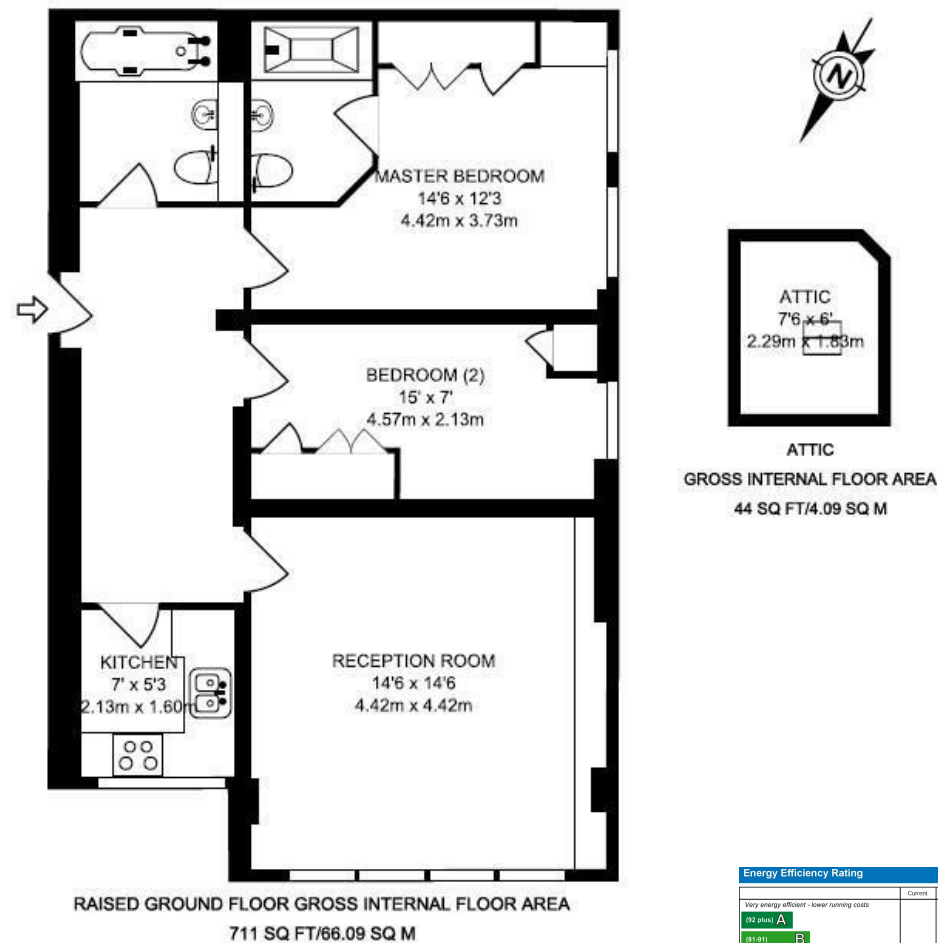
Service Charge: £3.2k approx tbc per annum
inc. sink. fund

Ground Rent: n/a

Council Name The Royal Borough of Kensington
& Chelsea

Council Tax Band: G

FLOORPLAN - 755 sq ft (with Attic Space above Main Bathroom)



FEATURES

- Prime South Kensington garden square location with Share of Freehold
- Eligible for Access to Private Bramham Gardens (Annual Subscription & Committee Approval Required)
- Raised ground floor period conversion
- Two double bedrooms
- Two bathrooms (including en-suite to principal bedroom)
- Approx. 711 sq ft (66.09 sq m), plus 44 sq ft attic storage
- Beautifully refurbished to an exceptional specification
- Elegant bay-fronted reception room with high ceilings
- Fully integrated bespoke kitchen with original stained-glass feature

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