

 SUSAN METCALFE
RESIDENTIAL



36 Bolton Gardens, Earl's Court, SW5

A prime residential development / investment opportunity.



Chelsea

SLOANE SQUARE

THE KING'S ROAD

THE BOLTONS

36 Bolton
Gardens

South
Kensington

Earl's
Court

The opportunity.

36 Bolton Gardens, Earl's Court, SW5

A prime residential development / investment opportunity.

- A grand Victorian detached period property on coveted Bolton Gardens
- Currently arranged as three apartments measuring approximately 4,589 sq ft NSA / 5,134 sq ft GIA
- The Property is not listed and is situated within the Courtfield Conservation Area
- Benefits from a large private south facing garden measuring c. 216 sq m / 2,325 sq ft
- The Property is in need of modernisation and indicative concepts have been prepared for the reconfiguration and extension of the property into three high-quality homes
- Offers are invited for the short headlease interest of c. 25 years by private treaty via informal tender process
- Offered with Vacant Possession

Location

The Property is located on Bolton Gardens within the Royal Borough of Kensington and Chelsea, one of London's most prestigious and affluent residential districts. Bolton Gardens is characterised by elegant Victorian townhouses and attractive garden square architecture, forming part of a highly sought-after enclave between South Kensington and Earl's Court.

The Property occupies a prime position on the street, benefitting from the established residential character of the surrounding area and excellent connectivity across Central London. Earl's Court lies immediately to the west, whilst South Kensington is situated to the east, both providing a wide range of amenities, restaurants, cafés and retail offerings.

Some of London's most renowned cultural attractions are located nearby in South Kensington, including the Natural History Museum, the Victoria and Albert Museum and the Science Museum. The fashionable districts of Kensington and Chelsea are also within easy reach and offer an extensive selection of luxury boutiques, restaurants and leisure facilities.

The location benefits from excellent access to open green spaces, with Kensington Gardens and Holland Park both situated within approximately one mile of the Property. In addition, the private communal gardens of Bolton Gardens contribute significantly to the area's established residential appeal.

Transport

The Property benefits from a wide range of public transport services, providing fast access to Central London to the east and Heathrow Airport to the west.

Earl's Court Underground Station (District and Piccadilly Line) is a 7-minute (0.3 mile) walk to the west of the Property. Gloucester Road Underground Station (District, Circle and Piccadilly Lines) is a 10-minute (0.5 mile) walk to the east of the Property.

West Brompton Train Station is a 9-minute (0.4 miles) walk southwest of the Property, serving the District Line, London Overground and National Rail services.



London Underground

The Property is located 0.3 miles from Earl's Court, 0.5 miles from Gloucester Road and 0.4 miles from West Brompton.



Heathrow Airport

Access to Heathrow Airport via the Piccadilly Line (45-mins) from Earl's Court or by car via the M4 (25-mins).



King's Road



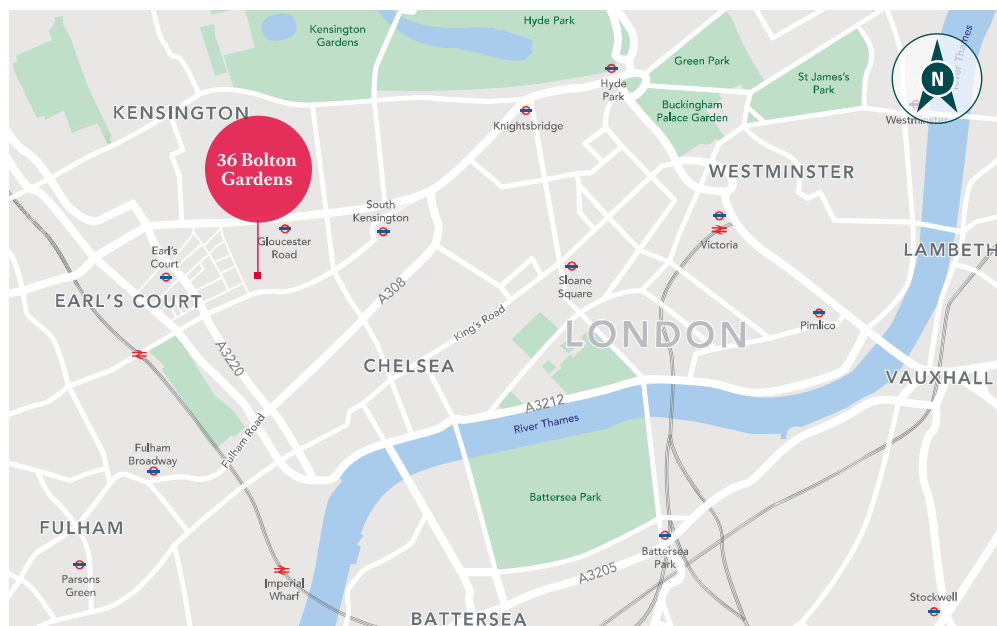
Earl's Court Station



The Boltons



Redcliffe Street



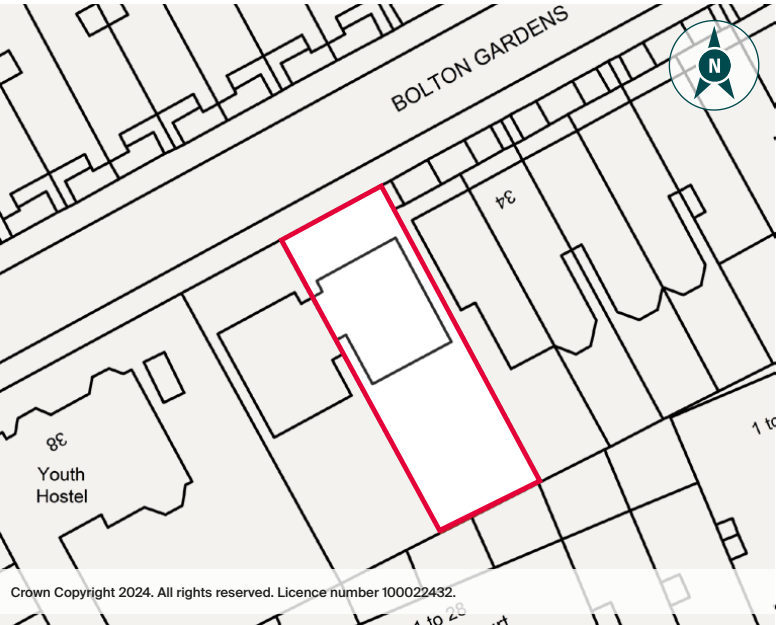
Existing property

36 Bolton Gardens is a four-storey property, comprised over a Lower Ground, Ground and two upper floors. The building comprises three residential apartments, totalling 4,589 sq ft NSA / 5,134 sq ft GIA. The property also benefits from a large private south facing c.216 sq m garden.

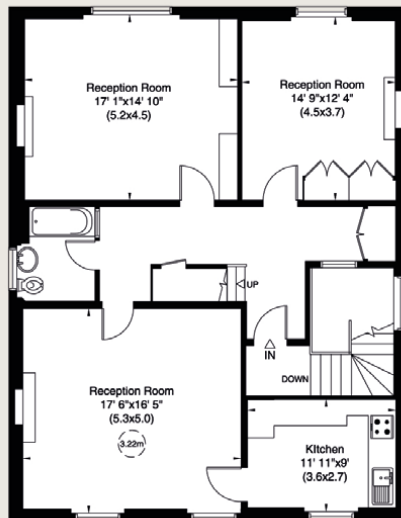
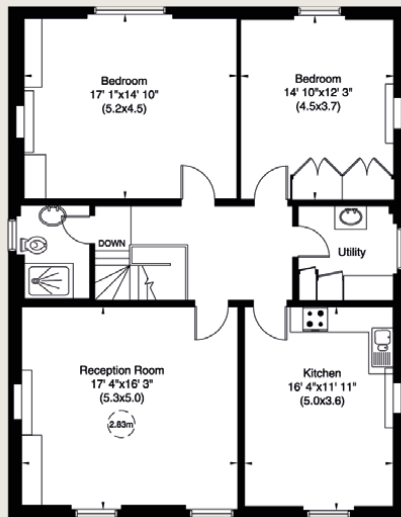
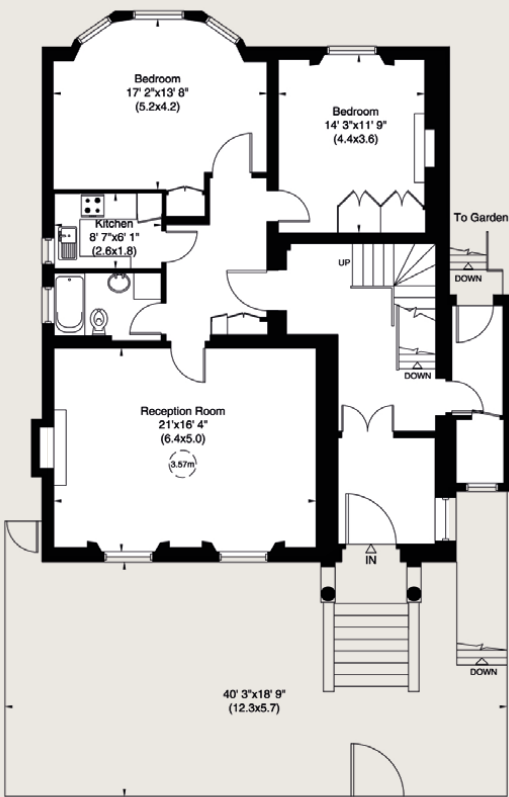
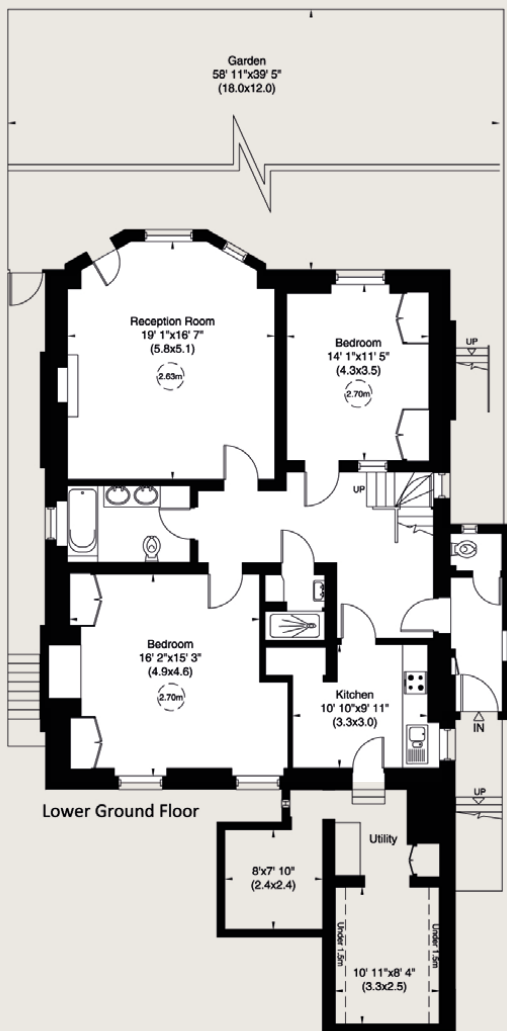
The Property comprises a grand detached Victorian townhouse occupying a prominent position within the Courtfield Conservation Area in the Royal Borough of Kensington and Chelsea. Importantly, the building is not listed, providing greater flexibility for future alterations and development, subject to the necessary consents.

Existing unit schedule

Unit	Floor	Beds	Net Saleable Area	
			sq m	sq ft
1	LG	2	133	1,432
2	G	2	87	935
3	1 / 2	3	206	2,222
Total			426	4,589



Existing drawings



Existing internal photos





Legal title and tenure

The Property is offered under a short headlease interest of c.25 years, under Land Registry Title Number LN126956. The Property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the proposed development.

Viewings

The site can be externally inspected from the public highway. The Property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Anti Money Laundering

A successful bidder will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.



EPC

This is available to view upon request.

VAT

This Property is not elected for VAT.

Further information

Further information is available upon request.

Contact us.



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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 September 2026. Photographs dated August 2026.

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