

BOLTON GARDENS

London, SW5



A SUBSTANTIAL FOUR-BEDROOM APARTMENT

Positioned on the second floor of an attractive period building on Bolton Gardens, this generously proportioned apartment extends to approximately 1,461 sq ft and offers excellent lateral accommodation with impressive ceiling heights of approximately 3m throughout.

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of Freehold plus Leasehold with approximately 965 years remaining

Ground rent: Peppercorn

Service charge: £5,544 per annum, revised every year

Guide price: £2,850,000





LOCATED ON A SOUGHT-AFTER GARDEN SQUARE

The property is centered around a magnificent reception room with large bay windows, providing a wonderfully spacious and bright setting for both formal entertaining and everyday living. A separate kitchen and dining room is conveniently positioned alongside, offering plenty of room for relaxed dining.

The substantial principal bedroom enjoys excellent proportions with built-in wardrobes and an ensuite bathroom. Two further bedrooms provide comfortable accommodation for family members or guests. One is served by an ensuite bathroom, and the other is served by a family bathroom located in the hallway. A fourth bedroom offers valuable flexibility and could equally be arranged as a study or dedicated home office. A separate laundry room and useful hallway storage enhance the practicality of the layout.









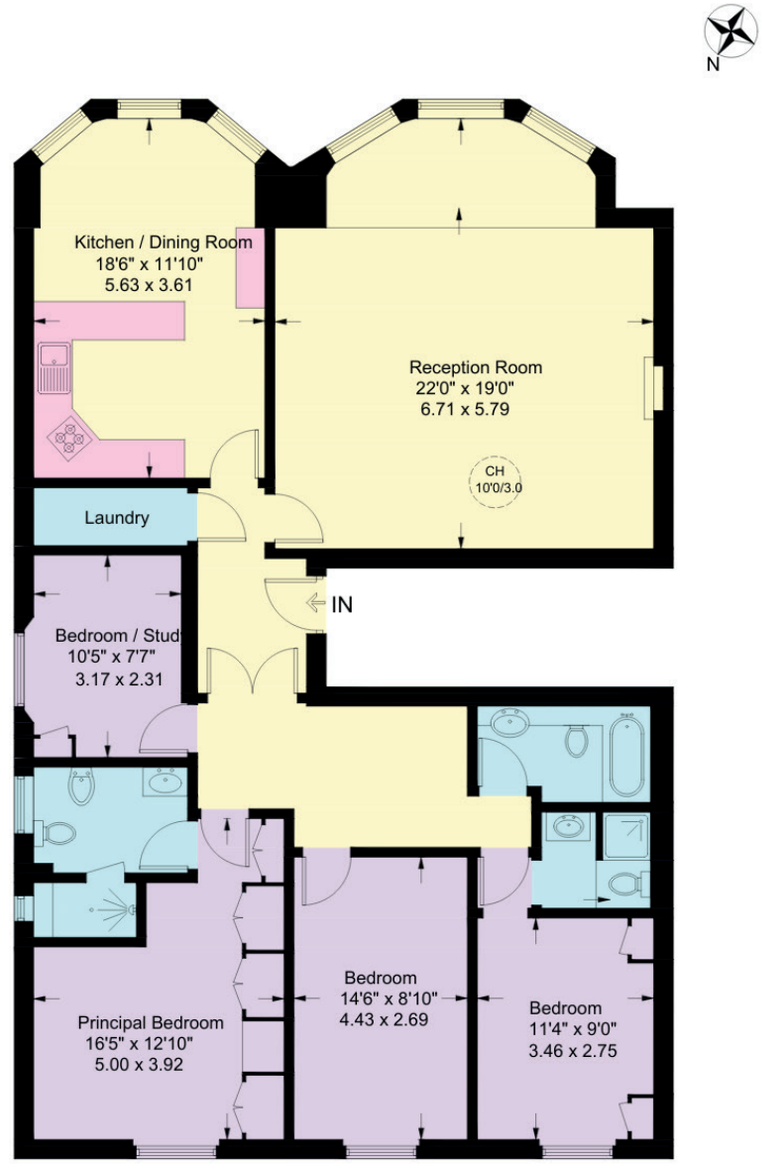
LOCATED ON A SOUGHT-AFTER GARDEN SQUARE

Bolton Gardens is a prestigious and peaceful garden square, ideally positioned for the excellent selection of restaurants, cafés, shops and everyday amenities found along Earl's Court Road, Old Brompton Road and Gloucester Road. South Kensington's cultural attractions and the open spaces of Hyde Park and Kensington Gardens are also nearby.

Earl's Court Underground Station (District and Piccadilly lines) and Gloucester Road Underground Station (Circle, District and Piccadilly lines) are both nearby, providing excellent connections across London and towards Heathrow Airport.

The apartment further benefits from having access into prestigious Bolton Gardens, a spectacular private garden square.





Second Floor

Bolton Gardens, SW5
Approximate Gross Internal Area = 135.73 sq m / 1,461 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)

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