



Bolton Gardens, South Kensington, SW5

POA

Bedrooms	6
Bathrooms	5
Surface	5158 sqft
Tenure	Leasehold 25 years
Outdoor Space	Garden
Parking	Residents Permit
Council Tax	Council Tax Band: RBKC

INVESTMENT OPPORTUNITY

Introducing a rare, elegant and well-proportioned Victorian period house in Bolton Gardens, which has been in the same family for several generations. Currently configured as **3 self-contained flats**, the property offers remarkable flexibility for investors, developers, (subject to planning permission).

The house is arranged over four floors: a 2-bedroom apartment on the raised ground floor, an upper maisonette on the 1st and second floors with 4 reception rooms, 2 kitchens and 2 bedrooms with scope for modernisation. There is also a 2-bedroom garden flat with its own entrance (which can be accessed via the main house entrance).

There is a substantial private rear garden and a smaller front garden providing privacy from the street.

2 flats are currently let, generating on-going rental income. There is an opportunity to extend the 25-year lease.

Features

entrance hall, raised ground floor: reception room, kitchen, bathroom, utility room. 1st and 2nd floor maisonette: 4 reception rooms, 2 kitchens, family bathroom, shower room, utility room, internal stairs, lower ground floor (garden flat): separate entrance, entrance hall, reception room, internal stairs. front and rear gardens.



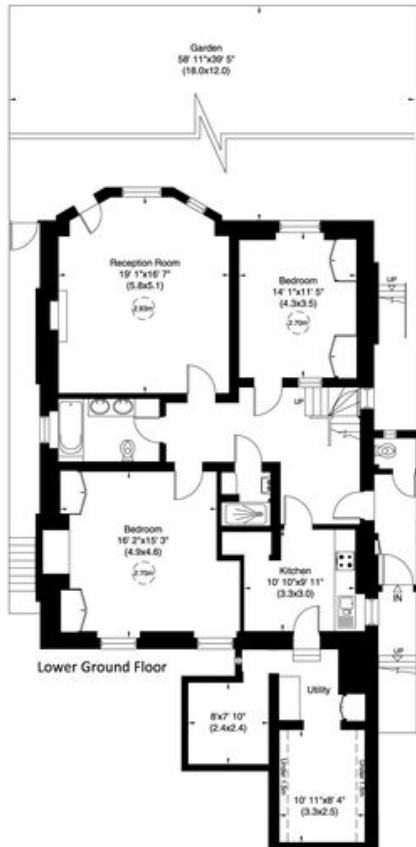
36 Bolton Gardens, SW5

Approximate Gross Internal Area

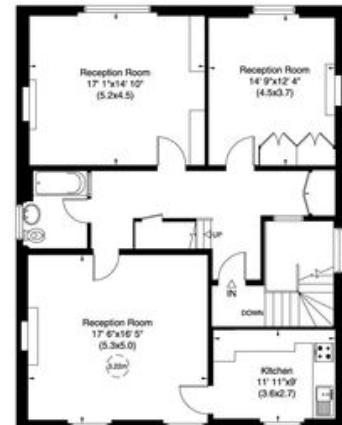
479 sq m/ 5158 sq ft Including Under 1.5m

477 sq m/ 5134 sq ft Excluding Under 1.5m

Not to Scale, for identification only



Second Floor



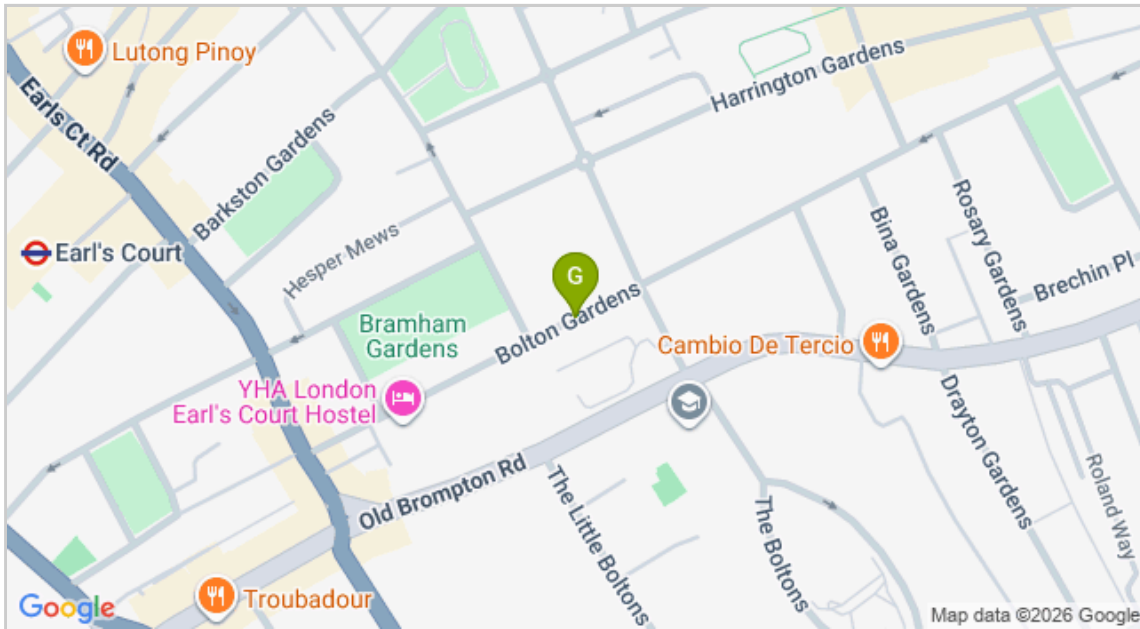
First Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	62	78	Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.