



WHITE  
ESTATES

OLD BROMPTON ROAD | SOUTH KENSINGTON SW5

# A QUIET FIRST FLOOR ONE BEDROOM FLAT

A quiet first floor one bedroom flat with a lovely bright and elegant outlook within this prominent Victorian building with lots of large sash windows reflecting the extraordinary high ceilings (close to 4m).

The flat is well configured for the size with a perfect layout and a location bordering Chelsea to the south of Old Brompton Road with South Kensington and Knightsbridge due east and Earl's Court and Kensington immediately to the north.

This London home/good rental investment offers a tranquil place to rest and recuperate while enjoying all that this great city has to offer. NB: Potential to make a roof terrace subject to the necessary consents.



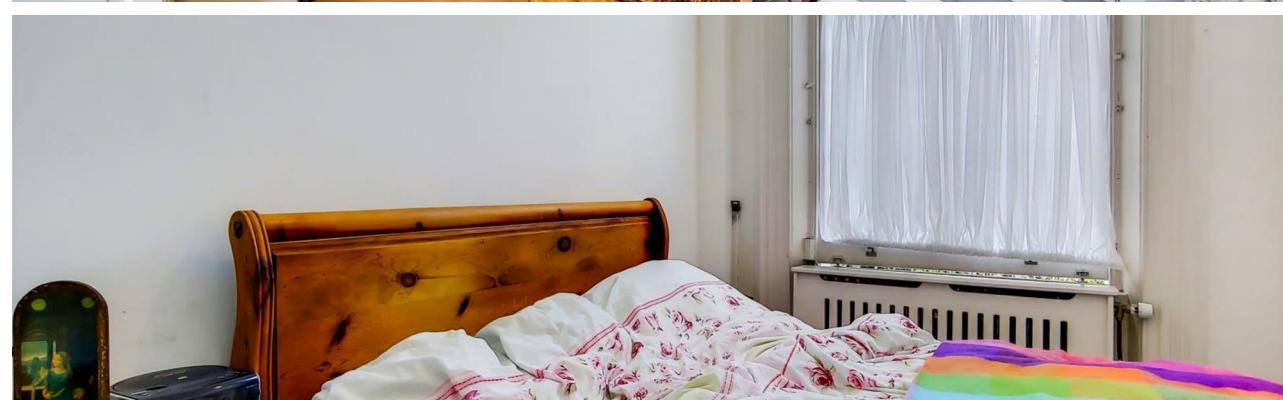


## ACCOMMODATION

Accommodation: Entrance hall with window and floor to ceiling storage space: Reception overlooking greenery: Kitchen with window and breakfast table: Bedroom with room for double bed: Large Bathroom with full size bath.

## LOCATION

Boltons Court (216 Old Brompton Road SW5 opposite Coleherne Court) is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road, Earl's Court and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road, Earl's Court and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks. Situated within the centre of Royal Borough of Kensington & Chelsea (RBKC) with close proximity to the many museums & galleries, romantic walks along the River Thames await you as well as a wealth of high end shopping, Michelin star eateries and West End entertainment.



CLOSE TO EXCELLENT AMENITIES

## PROPERTY INFORMATION

**Property Type:** Flat/Apartment

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Communal

**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

**Price:** £480,000

**Tenure:** Share of Freehold

**Leasehold:** 998 and half years (less 7 days) from 24th

June 1953

**Council Name:** RBKC

**Service charge:** £3,994 per annum including Central

Heating, Hot Water & Reserve Fund

**Ground rent:** £50 per annum

**Ground rent review period:** tbc

**Council Tax Band:** D

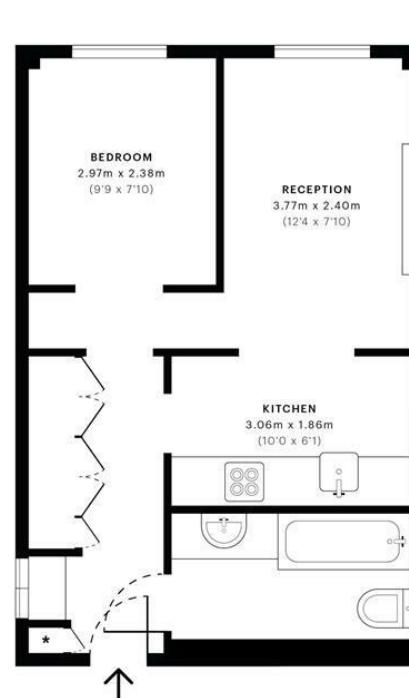


Boltons Court, SW5

CAPTURE DATE: 11/05/2021 LASER SCAN POINTS: 1,300,369

GROSS INTERNAL AREA

36.17 sqm / 389.33 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
36.17 sqm / 389.33 sqft



Verified



Certified  
Property  
Measurer

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
0.00 sqm / 0.00 sqft



IPMS 38 RESIDENTIAL: 36.61 sqm / 394.07 sqft  
IPMS 30 RESIDENTIAL: 34.34 sqm / 369.63 sqft

\*Excluded from measurements

SPRS ID: 609568509ffcd10dcda5a77

## FEATURES

- One Bedroom
- The Royal Borough of Kensington & Chelsea
- Preferred Rear Aspect/Scope for Adding Value
- Potential for Terrace (subject to the necessary consents)
- Dramatic High Ceilings
- EPC: D / Council Tax Band: D
- Beautiful Victorian Building
- Lots of Windows Throughout
- Extensive Storage
- Green Leafy Outlook

W H I T E  
E S T A T E S

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