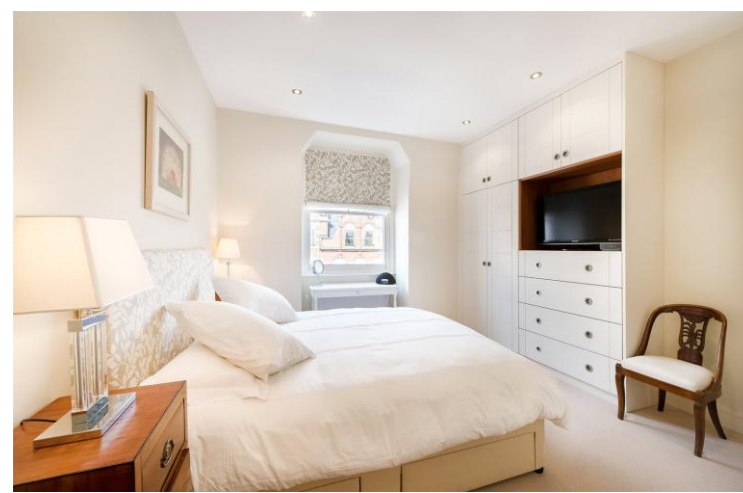




Bolton Gardens
Earls Court, SW5

CHESTERTONS





A beautifully presented and wonderfully bright three bedroom apartment, situated on the third, and top floor of an attractive period building on prestigious Bolton Gardens, forming part of the Boltons Conservation Area.

The apartment is exceptionally well proportioned and flooded with natural light throughout, with a magnificent double-aspect reception room providing wonderful entertaining space with open plan kitchen finished with kitchen island and integrated appliances. Wooden flooring runs through the principal living areas, while the accommodation further comprises a beautiful master bedroom with ensuite bathrooms, two further double bedrooms, family bathrooms and a separate guest WC.

Presented in immaculate condition throughout, the property also benefits from access to the beautiful private communal gardens of Bramham Gardens (STA).

Bolton Gardens is one of the area's most attractive residential streets, ideally positioned for the excellent shops, restaurants and amenities of both Chelsea and South Kensington. Earl's Court Underground Station is also within easy walking distance, providing excellent transport links across London.

- Three double bedrooms
- Two bathrooms + guest WC
- Wonderful living and entertaining space
- Access to Bramham Gardens (STC)

Asking Price £1,850,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C		
55-68	D	G1	G1
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Share of Freehold 984 years
Service Charge: £4000
Ground Rent: £0
Local Authority: Kensington & Chelsea
Council Tax Band: F

Chestertons South Kensington Sales

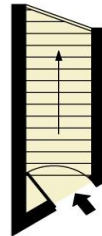
44-48 Old Brompton Road
 London
 SW7 3DY

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020 7589 1234

chestertons.co.uk

Bolton Gardens, SW5
 Approximate Gross Internal Area
113.58 sq m / 1,223 sq ft
 (CH = Ceiling Heights)



Second Floor
 Approximate Gross Internal Area
 2.82 sq m / 30 sq ft

Third Floor
 Approximate Gross Internal Area
 110.76 sq m / 1,192 sq ft

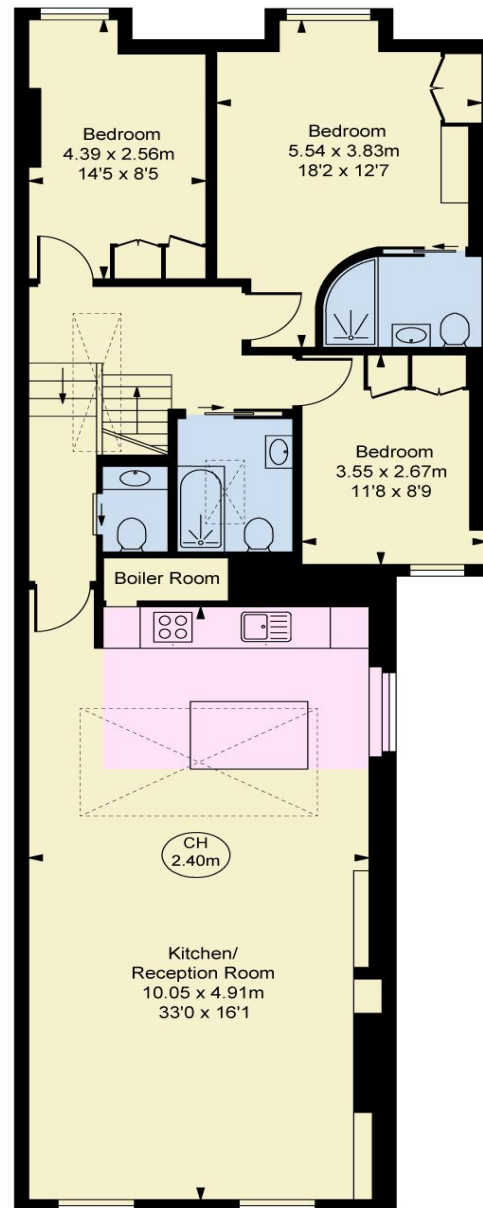


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