



Bolton Gardens  
Earls Court, SW5

CHESTERTONS









A beautifully presented raised ground floor apartment set within an exceptionally well-managed period building on prestigious Bolton Gardens, part of the Boltons Conservation Area, enjoying access to the beautiful communal gardens of Bramham Gardens (STA)

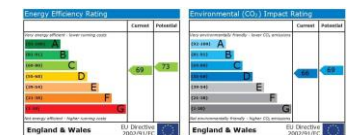
Finished to an impeccable standard throughout, the property offers elegant proportions, high ceilings and large windows that flood the accommodation with natural light, creating a wonderful sense of space. Beautiful wooden flooring runs throughout the living spaces and is complemented by bespoke joinery and excellent built-in storage.

The accommodation comprises a generous reception room, a separate fully fitted kitchen, two well proportioned double bedrooms, each with fitted cupboards and principal bedroom with a stylish en-suite shower room, together with a contemporary family bathroom. There is also a handy loft space, ideal for additional storage.

Bolton Gardens is a quiet, tree-lined address ideally positioned between Earls Court and Gloucester Road, placing an excellent selection of shops, restaurants, cafés and transport links all within easy walking distance.

- Two double bedrooms, two bathrooms
- Grand reception room with large window and high ceilings
- CAT 5 cabling throughout, Banham Security and Videophone entry system
- Access to communal gardens (STA)
- Well run building where both internals and externals have just been recently completed

Asking Price £1,250,000

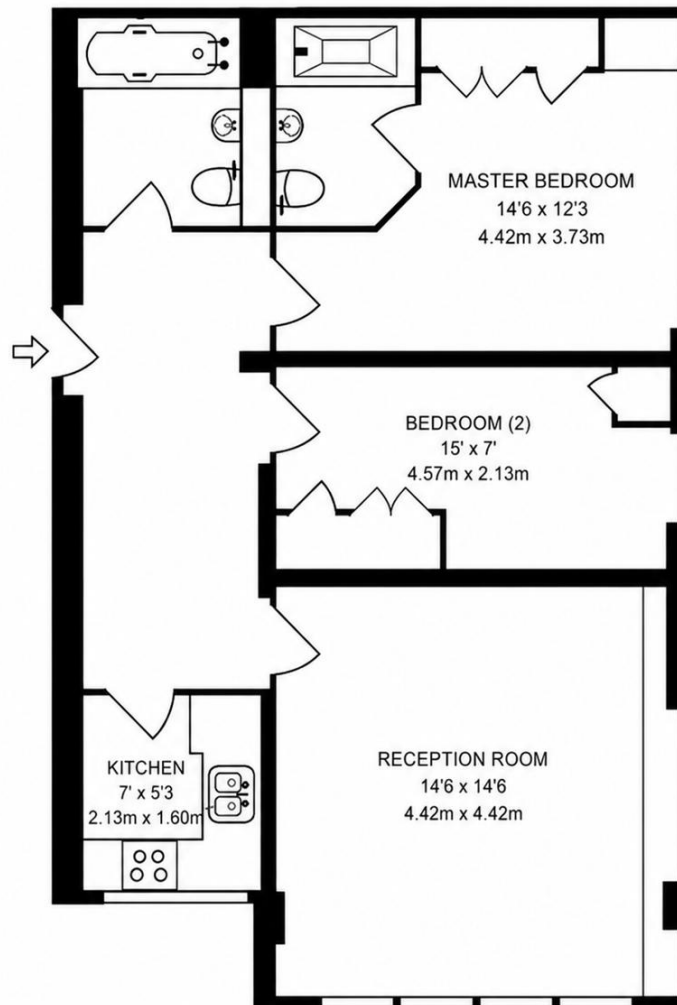


**Tenure:** Share of Freehold 997 years  
**Service Charge:** £3200  
**Ground Rent:** £0  
**Local Authority:** Kensington & Chelsea  
**Council Tax Band:** G

*Chestertons South Kensington Sales*

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ATTIC  
GROSS INTERNAL FLOOR AREA  
44 SQ FT/4.09 SQ M

RAISED GROUND FLOOR GROSS INTERNAL FLOOR AREA  
711 SQ FT/66.09 SQ M  
Total including Attic storage 755sqft/ 70.2sqm

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