



4 Bedrooms

Lateral Apartment

Bolton Gardens

£2,850,000



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Bolton Gardens

London | | SW5



Rare to the market, this beautifully presented 3/4-bedroom lateral apartment, extending to approximately 1,461 sq ft (136 sq m), occupies the entire second floor of this magnificent detached period conversion building recently renovated to a high standard and situated on the highly sought-after Bolton Gardens. The property offers well-balanced and proportioned accommodation, with an excellent layout throughout. Elegantly designed, this apartment combines classic period charm with contemporary style and comfort. Highlights include the impressive reception room and spacious eat-in kitchen/dining room, both featuring high ceilings and breathtaking south-facing views over the immaculate Bolton Gardens to which the property has access.

Bolton Gardens forms part of The Boltons Conservation Area and is ideally located between Chelsea and Kensington, benefiting from excellent local amenities, schools and transport links.



Bolton Gardens

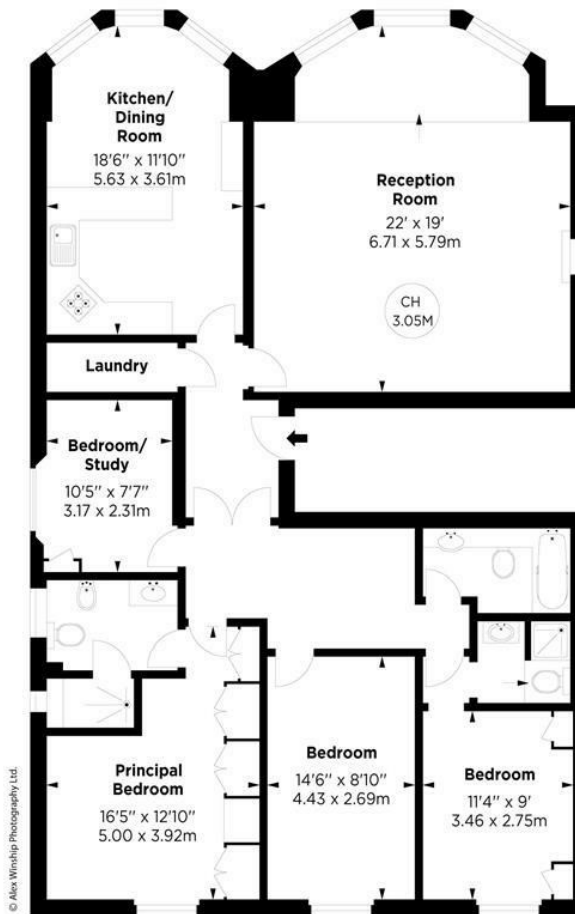
£2,850,000 Leasehold - Share of Freehold

- 3 double bedrooms
- View and access to the Bolton Gardens
- high ceiling
- Eat-in Kitchen
- 1 study / single bedroom
- Refurbished period building
- 3 bathrooms
- The Boltons Conservation area



APPROX. GROSS INTERNAL AREA *
1461 Sq Ft - 135.73 Sq M

Key :
CH - Ceiling Height



SECOND FLOOR

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Valerie Rapp & Sam Ashcroft

Valerie Rapp

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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