

Bolton Gardens

London, SW5



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A larger than usual two double bedroom apartment is available for sale on a sought-after Bolton Gardens.

Situated discreetly on the top floor of an elegant detached Victorian building with a white stucco facade, this impeccably presented property offers abundance of natural light and privacy.



1 RECEPTION ROOM



2 BEDROOMS



1 BATHROOM



RESIDENTIAL PARKING



COMMUNAL GARDENS



LEASEHOLD



1,262 SQ FT



**GUIDE PRICE
£1,065,000**



The property

The apartment is entered on the third floor via a welcoming hallway, which includes a convenient guest cloakroom. The hall leads to a spacious and light-filled reception room, highlighted by a striking fireplace, vaulted ceilings, and large sash windows that frame scenic views of the surrounding greenery. Towards the rear is a well-designed eat-in kitchen with a south-facing dual aspect.

The primary bedroom is quietly positioned at the rear of the property, offers serene green views and features a basin, with potential to add an en-suite bathroom if desired. At the front of the apartment, a second generously sized double bedroom includes extensive built-in wardrobe space. A separate bathroom, complete with a bath and overhead shower, as well as a practical utility room, are conveniently accessed from the hallway. The property also boasts access to an attic, offering excellent storage solutions.

Outside

Bolton Gardens is a peaceful, tree-lined street ideally positioned close to the amenities of Gloucester Road and Earl's Court.

This location is particularly appealing for families, as it is within proximity to highly regarded schools, including Wetherby School Kensington, Falkner House, and Bousfield Primary School.

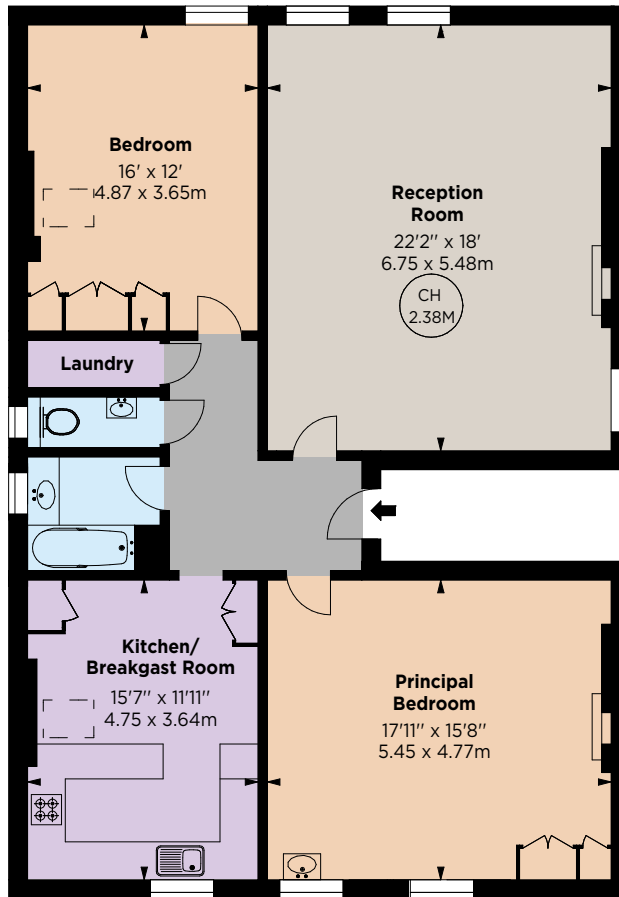








Key :
CH - Ceiling Height



THIRD FLOOR

Floorplans

House internal area 1,262 sq ft (117.24 sq m)
For identification purposes only.

General

Tenure: Leasehold circa 36 years remaining on the lease

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: TBC

Ground Rent: £600 / £1,764 (ground rent included)

Council Tax: Band G

EPC Rating: F

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