



## The Little Boltons, Chelsea **SW10**

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This is an incredibly rare and immaculately presented freehold maisonette arranged over two floors of a grand end of terrace on The Little Boltons.

This imposing and elegant building is located on the western terrace of this prestigious address where the properties benefit from considerable volume and light throughout.

This rare freehold maisonette offers a contemporary living space with an abundance of light from the windows on three sides and generously proportioned rooms.

The raised ground floor offers a stunning, 51 ft open plan reception/ dining room and kitchen.

Steps lead down to a lovely west-facing garden at the bottom of which is the garage/studio and off street parking.



**Guide price:** £8,600,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H



All four bedrooms are stylish and contemporary in design. The main bedroom suite offers garden views, a dressing room with built-in wardrobes, and a modern en suite bathroom featuring a double vanity unit and walk-in shower.

Measuring approximately 2,898 sq ft including the separate garage/gym.

## Location

The house is nearby the Fulham Road where you will find excellent shops, restaurants and public transport facilities.

The Little Boltons is one of Chelsea's premier residential streets and is 0.5 miles from Earls Court tube station, 0.6 miles away from Gloucester Road tube station and 0.8 miles away from South Kensington tube station (The District, Circle and Piccadilly lines).

\*All distances given are approximate.







# The Little Boltons, SW10

**Approximate Gross Internal Floor Area  
269 sq m / 2898 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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