

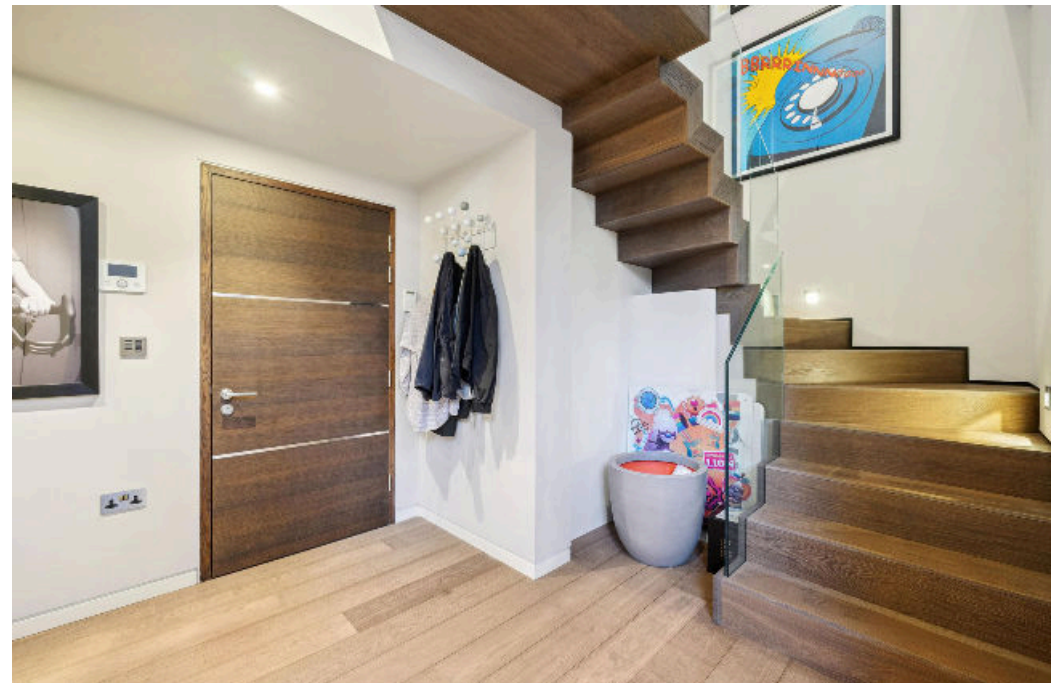


Bolton Studios, Chelsea **SW10**

Bolton Studios

Chelsea **SW10**

This stunning, two bedroom apartment is situated on the ground and first floors of a Victorian conversion building. Bolton Studios is a highly regarded residential address, which forms part of the Boltons Conservation Area. The apartment is located in a portered building with immaculate internal communal areas.



Tenure: Leasehold: approximately 989 years remaining

Service charge: £14,000 per annum, reviewed every year, next review due 2024

Ground rent: £700 per annum, reviewed every year, next review due 2024

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G

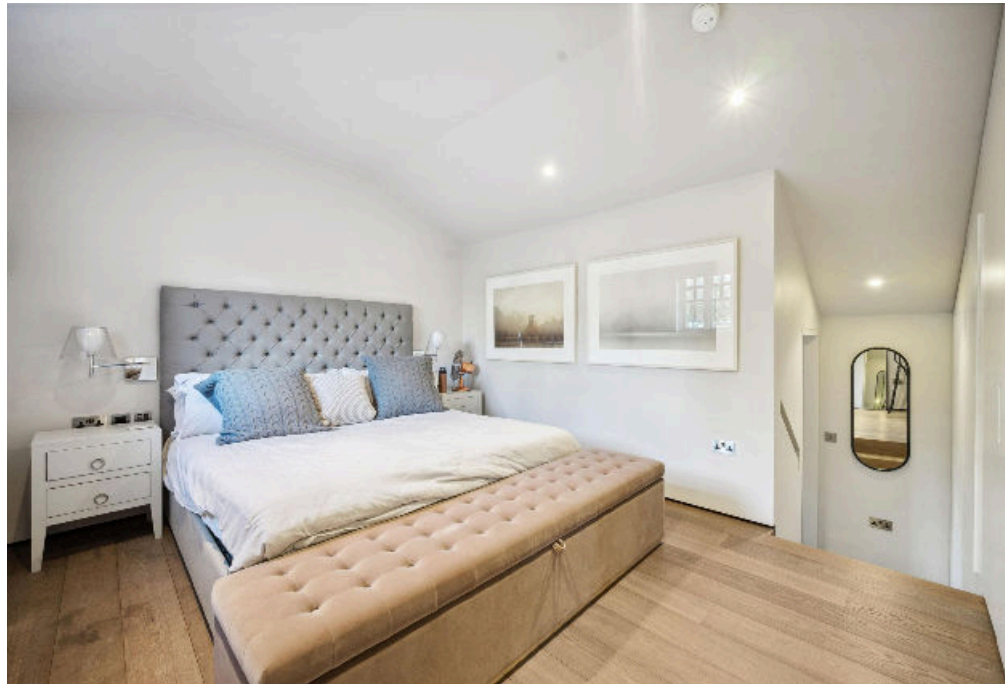
A wide range of luxury and boutique shops are located nearby on the Kings Road. Fulham Road and Hollywood road are both conveniently located, with their array of supermarkets, independent shops, cafes and restaurants.

- Gloucester Road Underground Station (District and Piccadilly lines) is 0.6 miles away
- South Kensington Underground Station (Circle, District and Piccadilly lines) is 0.7 miles away
- Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.8 miles away
- West Brompton Station (District line and Overground) is 0.8 miles away.

(All distances are approximate)

The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.

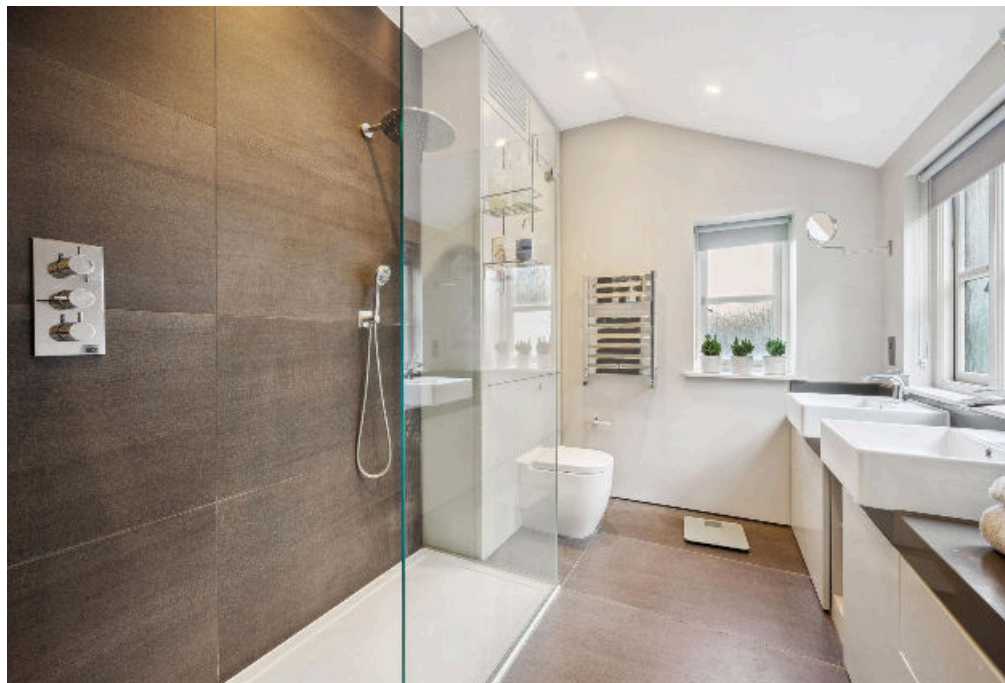




The ground floor of the apartment is perfectly set up for entertaining; offering a large, open plan reception room/kitchen. The kitchen is beautifully appointed with integrated appliances.

The first floor hosts two spacious double bedrooms, both benefitting from spacious fitted wardrobes and sleek en-suite bathrooms.

There is a separate guest WC and a useful storage cupboard on the ground floor. The sleek colour pallet, smart wooden floors and high specification of finish make this a delightful home.



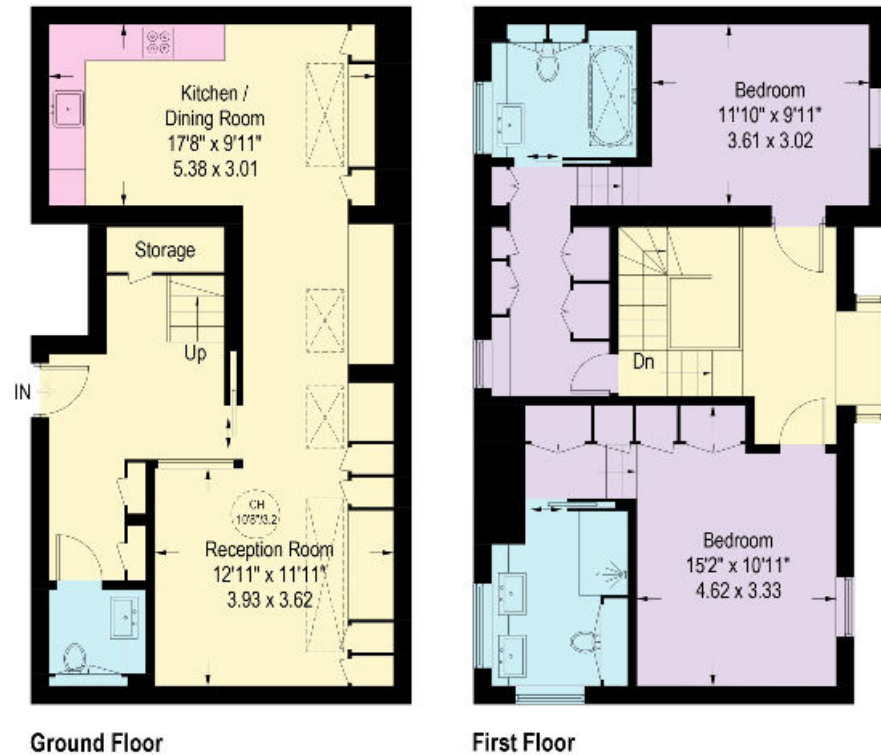


Gilston Road, SW10

Approximate Gross Internal Area = 1327 sq ft / 123.3 sq m



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 December 2023. Photographs and videos dated December 2023.

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