



Bolton Gardens, London SW5



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An impeccably presented two bedroom apartment, discreetly situated on the top floor of a handsome detached white stucco-fronted Victorian building on a beautifully quiet tree-lined residential street in SW5. This is an exciting opportunity to acquire a delightful residence with excellent light and green views. The property also has residents' access to Bolton Gardens upon the application process. Entering on the third floor, an inviting hallway, complete with a guest cloakroom, leads through to an impressive, bright and spacious reception room. This room is characterised by an attractive fireplace, vaulted ceilings, and elegant wide sash windows offering charming green views of the surrounding area.



Asking price: £1,150,000

Tenure: Leasehold: approximately 36 years remaining

Service charge: approximately £1,764 per annum

Ground rent: approximately £600 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



A well-appointed, eat-in kitchen is towards the rear of the apartment and is well-equipped with integrated appliances, plenty of cabinetry and ample worktop space. The kitchen further benefits from a skylight and a south-facing dual aspect which floods the room with an abundance of natural light. This large principal bedroom is also discreetly positioned to the rear and is served by south-facing green views. The principal room has a basin, with the possibility of adding a further bathroom. A further good-sized double bedroom is to the front of the property, enjoying extensive wardrobe storage and a skylight. Additionally, a practical utility room and a separate bathroom with a bath and overhead shower are accessed in the hallway. The property further benefits from access to an attic, which provides excellent storage space.

Bolton Gardens is a beautifully quiet tree-lined residential street, and is very well located for the amenities of both Gloucester Road and Earls Court. The area is well served by a regular bus service, and the property is conveniently situated near the Gloucester Road tube station, which is serviced by the Circle, District, and Piccadilly lines.

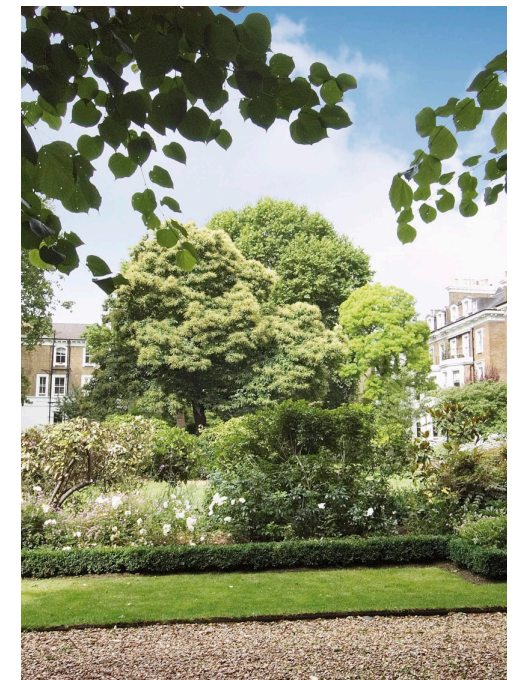




Several well-renowned schools are also conveniently located nearby, such as Wetherby School Kensington, Falkner House and Bousfield Primary School.

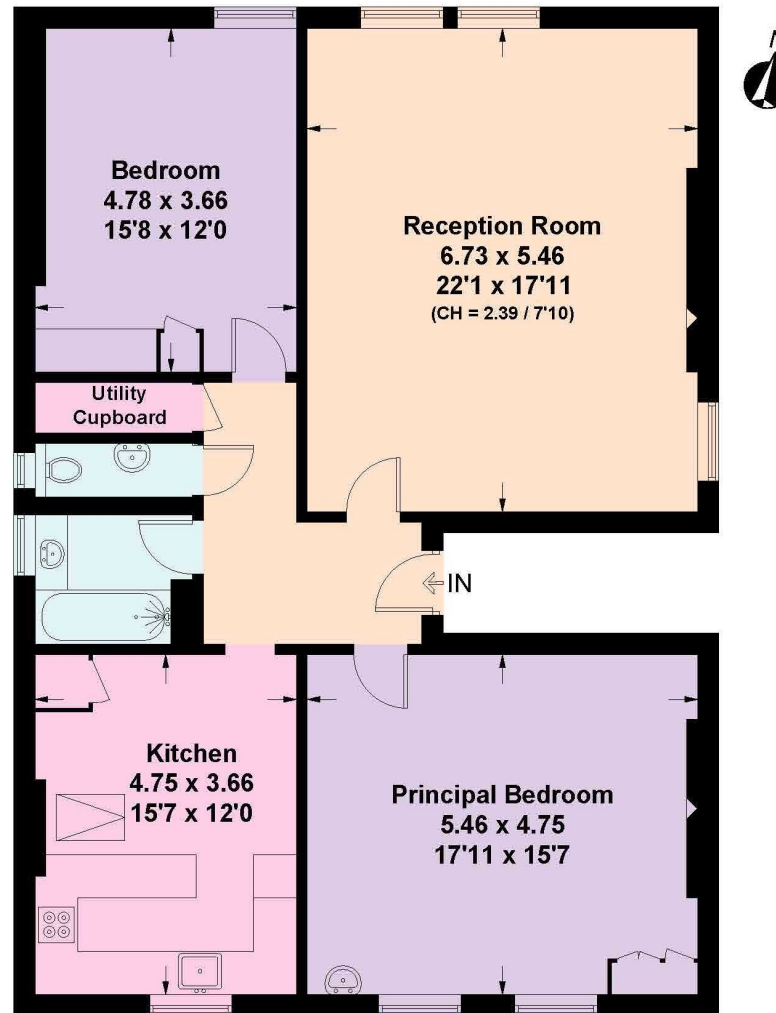
Nearby famous landmarks, museums and cultural institutions include the Victoria & Albert Museum, The Natural History Museum, The Royal Albert Hall, Kensington Palace, Hyde Park, Harrods and the Saatchi Gallery.

Please note that we have been unable to confirm the date of the next review for the service charge and ground rent. You should ensure that you or your advisors make your own inquiries.



Bolton Gardens SW5
Approximate Gross Internal Floor Area
118.7 sq m / 1,278 sq ft
Including Limited Use Area
(1.4 sq m / 15 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.



Third Floor

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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 May 2024. Photographs and videos dated May 2024.
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