



BOLTON GARDENS | SOUTH KENSINGTON SW5



REQUIRING A COSMETIC UPGRADE, THIS IS AN OUTSTANDING FIRST FLOOR 3 BEDROOM APARTMENT, WITH LIFT, AND CEILING HEIGHTS OF OVER 3.5 METERS, POSITIONED ON A HIGHLY SOUGHT AFTER RESIDENTIAL ADDRESS IN SOUTH KENSINGTON.

An entrance hall provides access to all principal rooms. To the front is a wonderful reception room and dining room with a bay window, excellent natural light and wonderful proportions. A fireplace creates a focal point to the room and there are also double doors leading out onto a balcony. Adjacent is a separate kitchen. Also towards the front is a master bedroom also with a charming bay window and excellent natural light. There is built in storage and an en-suite bathroom. There are two further double bedrooms, both with built in storage, a family bathroom and a separate guest cloakroom.







Bolton Gardens is a highly desirable address, offering a peaceful position while being in close proximity to world class amenities on The Old Brompton Road, The Fulham Road and with central London on your doorstep. South Kensington underground station (District, Circle and Piccadilly Lines) is 0.7 miles away and Earls Court Station is 0.3 miles away.

#### ACCOMMODATION

Entrance Hall | Drawing Room | Dining Room | Kitchen | Master Bedroom with en-suite Bathroom | Two further Double Bedrooms | Family Bathroom | Guest Cloakroom | Lift | EPC C

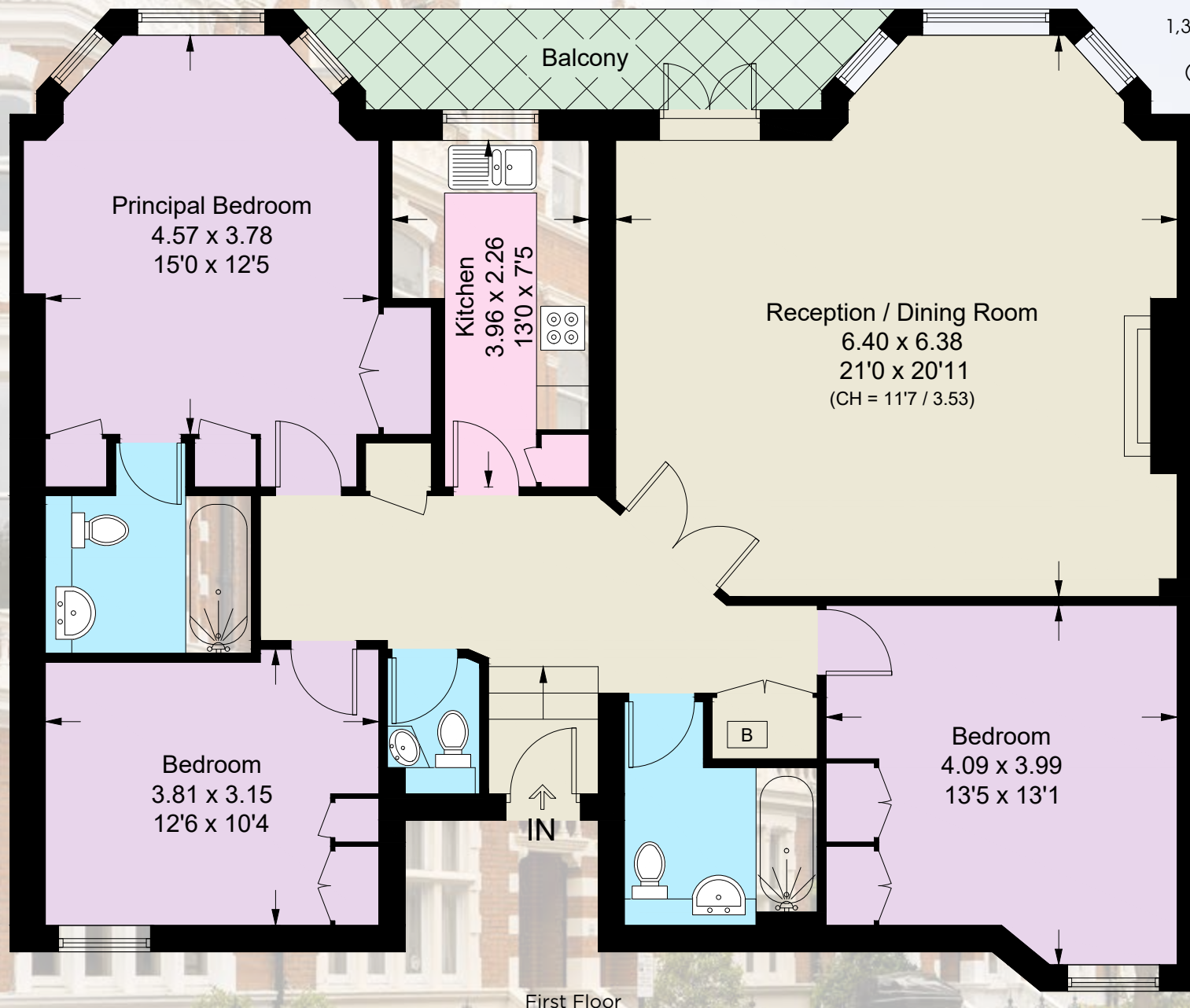
#### TERMS

Asking Price £2,350,000 | Tenure Share of Freehold | Service Charge and Ground Rent £3,555 per annum  
Local Authority The Royal Borough of Kensington and Chelsea





APPROXIMATE GROSS INTERNAL AREA  
1,326 SQUARE FEET 123.2 SQUARE METRES  
INCLUDING LIMITED USE AREA  
(1.2 SQUARE METRES / 13 SQUARE FEET)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**MASKELLS** 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.