





# A BRIGHT AND SPACIOUS UPPER FLOOR WITH GREAT LIGHT AND LEAFY OUTLOOK

**NEW INSTRUCTION LONG LEASEHOLD:** Known formerly as number 1 Bolton Gardens West built in c. 1875 and situated in leafy surrounds. This attractive Victorian period conversion has not been to the market in many years and offers spacious and well configured accommodation including **THREE DOUBLE BEDROOMS** and large living areas with wood floors throughout.

On entering the building you are greeted with a grand high ceilinged entrance hallway which is well lit and with original staircase. The apartment is accessed and spans across the entire second floor of the building, with high ceilings throughout of c. 3 metre which compliments the large floor span measuring approximately 1379 sq ft (128 sq m). The well-lit south facing outlook is leafy, bright and pleasingly overlooks two fine stucco fronted Bolton Gardens period houses with clear open skies spanning the horizon that takes in The Boltons SW10 to the east and The Little Boltons to the west.

The **THREE DOUBLE BEDROOMS** have a peaceful outlook equally leafy across the quiet rear terrace and private gardens of Bolton Gardens with **TWO BATHROOMS**, the principal bedroom being en-suite. The layout & configuration of the apartment overall is ideal, with considerable living accommodation in the form of reception and dining room and separate, yet interconnected kitchen and breakfast room, which has optimised the use of space and enhances the enjoyment and modern lifestyle living of the property.

This is a much sought after Prime Central London location in southern Kensington and is ideally situated in particular for the fantastic local schools including BOUSFIELD and a wealth of others including but not limited to Wetherby, St Philip's School, Glendower and Faulkner House. This period conversion is positioned just north east of THE LITTLE BOLTONS in one of the areas most esteemed residential enclaves, immediately off which, is access to Redcliffe Square garden square.







## ACCOMMODATION

Entrance Hall: Large South Facing Reception/Dining Room (19'3 x 17'10):

Kitchen/Dining/Breakfast Room: 3 Double Bedrooms: 3 Bathrooms (Principal Bedroom)

## LOCATION

Located opposite the entrance to The Little Boltons within easy reach of a wide variety of high-end shops and facilities of South Kensington, the shops of Gloucester Road and Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road (District, Circle, and Piccadilly lines) and South Kensington stations (District, Circle and Piccadilly lines) to the City, the West End, and Heathrow.







CALL/EMAIL NOW TO BOOK AN APPOINTMENT OR ENQUIRE FURTHER



## Terms

**Price: £2,000,000**

**Tenure:** Long Leasehold

**Length of lease:** Approx 117 years remaining

**Annual ground rent:** tbc

**Annual service charge:** £600 per quarter approx. tbc

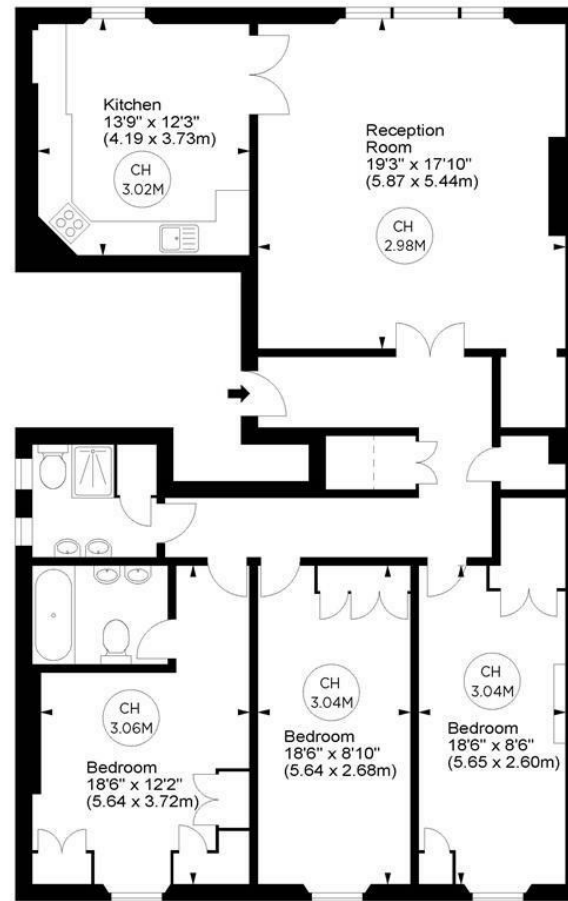
**Council Name:** The Royal Borough of Kensington and Chelsea

**Council Tax Band:** G

**EPC Band:** C

## Old Brompton Road, SW5

Approx. Gross Internal Area  
1379 Sq Ft - 128.11 Sq M  
Key :  
CH - Ceiling Height



Second Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## FEATURES

- Circa 3 M Ceiling Height (See Floor Plan)
- Formerly No. 1 Bolton Gardens West Built c. 1875
- Bright South Facing Living Areas with Wood Flooring
- Quiet Bedrooms Overlooking Bolton Gardens
- Superb Location in an Attractive & Desirable Residential Area
- Second Floor Flat with Good Storage / Grand Victorian Period Building
- Council Tax Band: G / EPC: C
- Redcliffe Square Garden Square Accessible via The Little Boltons Immediately Opposite
- South Kensington Central Location offering easy access to Kensington, Knightsbridge & Chelsea.
- The Royal Borough of Kensington and Chelsea



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