





# AN EXEMPLARY 2ND FLOOR FLAT WITH A LIFT ON A COVETED GARDEN SQUARE

A best in class, 2 BED, 2 BATH that is rare to the market in a sought after building.

Situated on the second floor with a LIFT & facing the garden square with a south & west facing aspect.

Wrapped in a classic semi stucco wrapper, this period conversion is positioned in a prime central London location on the north side of THE BOLTONS in one of the areas most esteemed garden square locations.

This exemplary property is also ideally situated for BOUSFIELD school as well as wealth of others close by.







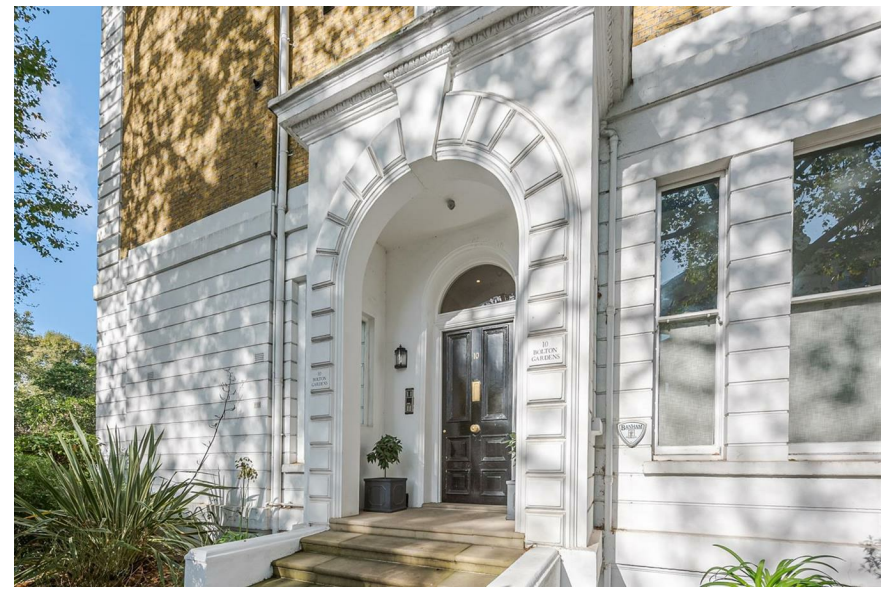
## ACCOMMODATION

Entrance Hall with Cupboards: Reception/Dining Room Overlooking the Communal Gardens to which this Apartment Enjoys Access: Fully Equipped Kitchen: 2 Double Bedrooms with Fitted Cupboards/Wardrobes: 2 Bathrooms (1 En-Suite)

## LOCATION

Boltons Gardens is 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.





ACCESS TO THE AMAZING BOLTON GARDENS





Terms

**Price: £1,550,000**

**Tenure:** Share of freehold plus leasehold.

**Lease:** 999 Years From 25th March 1998

**Service Charge:** £2,874 per 6 months

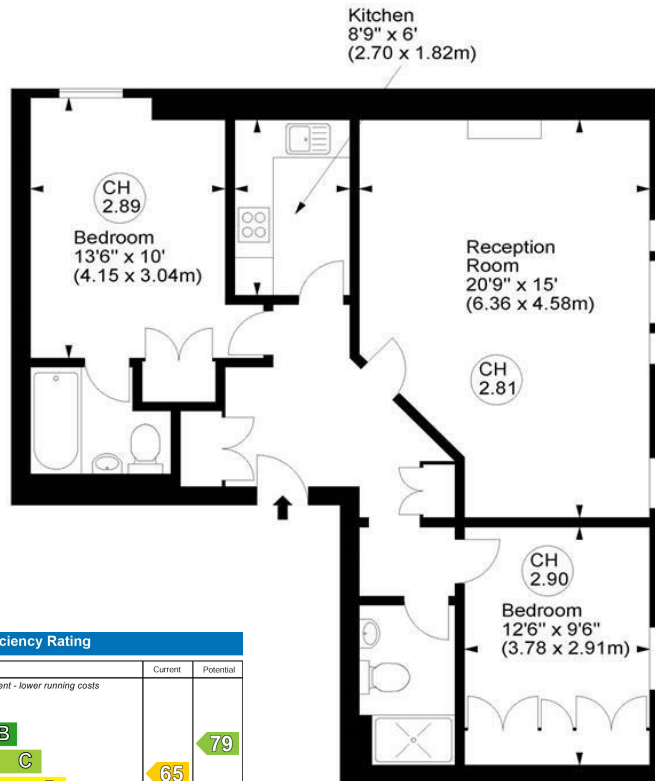
**Ground Rent:** Peppercorn TBC per annum

**Local Authority:** The Royal Borough of Kensington & Chelsea

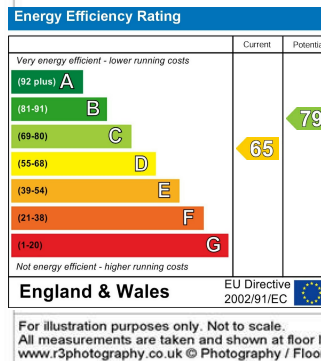
**Council Tax Band:** F

## Bolton Gardens, SW5

Approx. Gross Internal Area  
831 Sq Ft - 77.19 Sq M



Second Floor



## FEATURES

- Entrance Hall / Reception/Dining Room
- Fully Equipped Kitchen
- Beautiful Semi-Stucco Building /an Overall Exemplary Property
- Wood Flooring /Great Storage
- Close to Bousfield School/ Bright West and South Facing Aspect
- Leafy Outlook over Communal Gardens Accessible by this Property
- Rarely Available Period Conversion with a Lift
- G.I.A 831 Sq Ft (77.19 Sq M) approx./ up to 2.9 M Ceiling Height
- EPC Rating: D / Council Tax Band: F
- The Royal Borough of Kensington & Chelsea



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