



Bolton Gardens SW5



An exceptional freehold house



The property offers excellent natural light throughout owing to its dual aspect and unusual benefit of three windows across the façade, found on all upper floors. In addition to the perfect balance of living and bedroom accommodation, the house also boasts a generous terrace, ideal for entertaining, and extensive loft storage.

Having been architect-refurbished, and interior-designed throughout, the property offers an abundance of contemporary features such as a Control 4 automation system, bespoke kitchen with terrific appliances, air conditioning throughout, Lutron lighting and Lutron electric curtains, thereby providing for the latest in luxury living.



Key Features

- Bespoke kitchen with a marble finish across the countertops
- Bespoke Italian joinery
- Cassina and Minotti furniture
- Flos and Foscarini light fittings
- Parquet flooring to reception rooms and principal bedroom
- Polished plaster
- Bespoke kitchen
- Lutron lighting and electric curtains
- Control 4 home automation system throughout
- Underfloor heating throughout
- Air conditioning throughout
- High pressure plumbing system, including softened water and purified drinking water
- Principal bedroom suite with steam shower, Jacuzzi and Aqavision TV
- Exceptional architectural and interior design

Summary

- Four bedrooms
- Two reception rooms
- Three bathrooms
- Powder room
- Mews house
- Roof terrace
- Air-condition and underfloor heating throughout






Location

The property is one of a small selection of houses situated on the south side of Bramham Gardens, of which access to the private garden square is available. It is perfectly positioned for the excellent transport links of Gloucester Road and Earls Court Underground stations along with the array of restaurants and amenities that the area has on offer.



Approximate Gross Internal Area

2,372 sq ft / 220.57 sq m

 Hatched Area: Under 1.5m
CH: Ceiling height

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Terms

Tenure: Freehold

Local Authority: Kensington & Chelsea

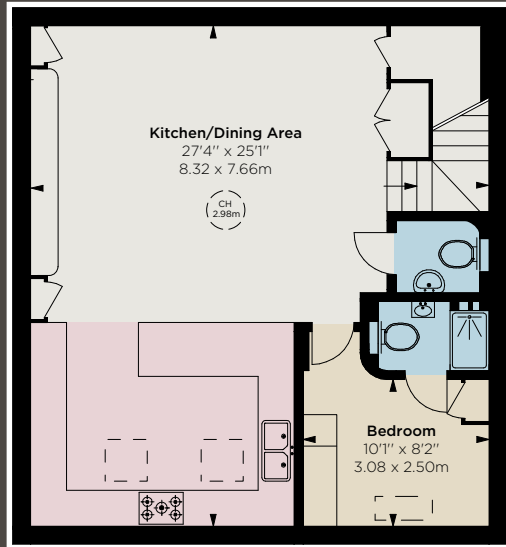
Council Tax: Band H

Parking: Residents' permit

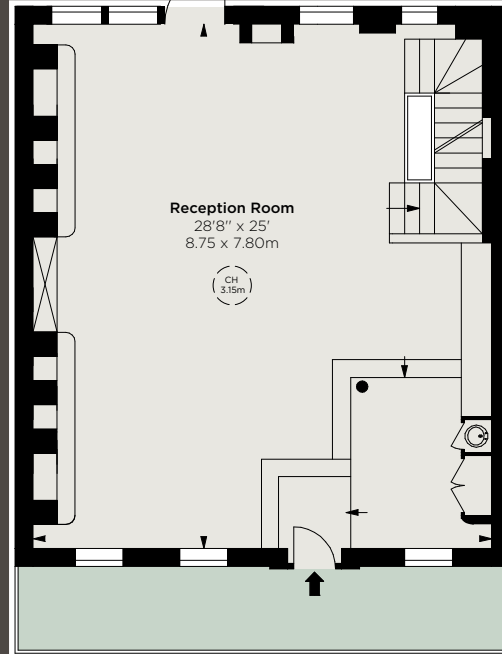
Broadband: Installed at the property

EPC: Rating C

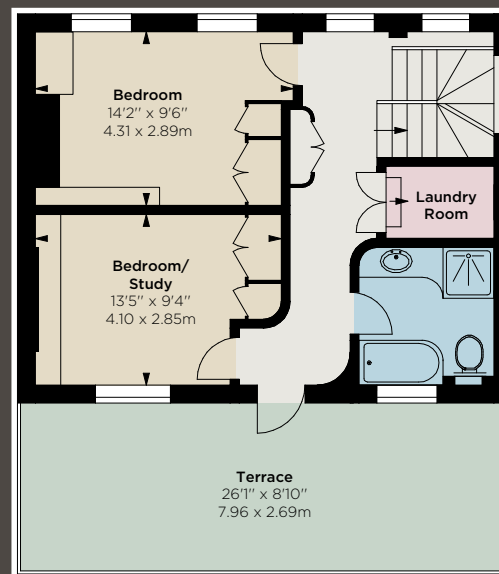
Guide Price: £4,600,000



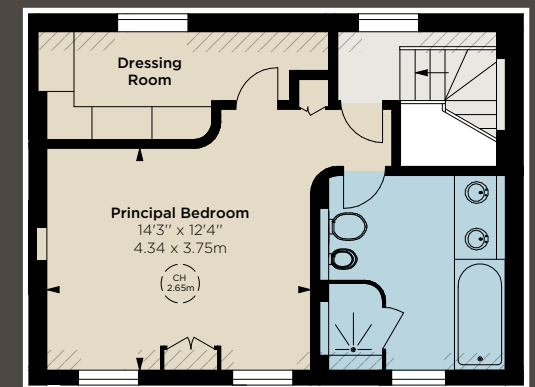
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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