



BOLTONS COURT

*Old Brompton Road*

LONDON SW5





A simply breathtaking split-level apartment with an unparalleled garden set entirely to the rear of this beautiful period building on Old Brompton Road





The property has been recently refurbished and is presented to the highest standard. It enjoys an exceptionally spacious reception room with three large windows overlooking the perfectly manicured garden. The property is offered in turnkey condition throughout and boasts an abundance of natural light on both the upper ground and lower ground floors.

The large drawing room leads to a private garden through recently restored French doors, a beautiful dining room, an open-plan kitchen and study with a separate cloakroom are also located on the raised ground floor.

The apartment further extends to the lower ground floor where a substantial principal suite with direct access to the garden is located. Two further bedrooms, two shower rooms, an additional utility and good hallway storage space are also set on the same floor.







### Location

Located to the end of The Little Boltons, Old Brompton Road is well serviced by the transport links and local amenities to both Earls Court and Gloucester Road Underground stations.

### Accommodation

- Open-plan reception room with kitchen and dining area
- Principal suite with bathroom
- 2 Further bedrooms
- 2 Studies/offices
- 2 Shower rooms
- Garden
- Terrace
- Cloakroom
- Residents' parking

### Terms

**Tenure**  
Share of Freehold

**Service charge**  
£5,668 per annum

**Ground Rent**  
£23 per annum

**Local Authority**  
The Royal Borough of Kensington and Chelsea

**Council Tax**  
Band D

**Parking**  
Residents' permit

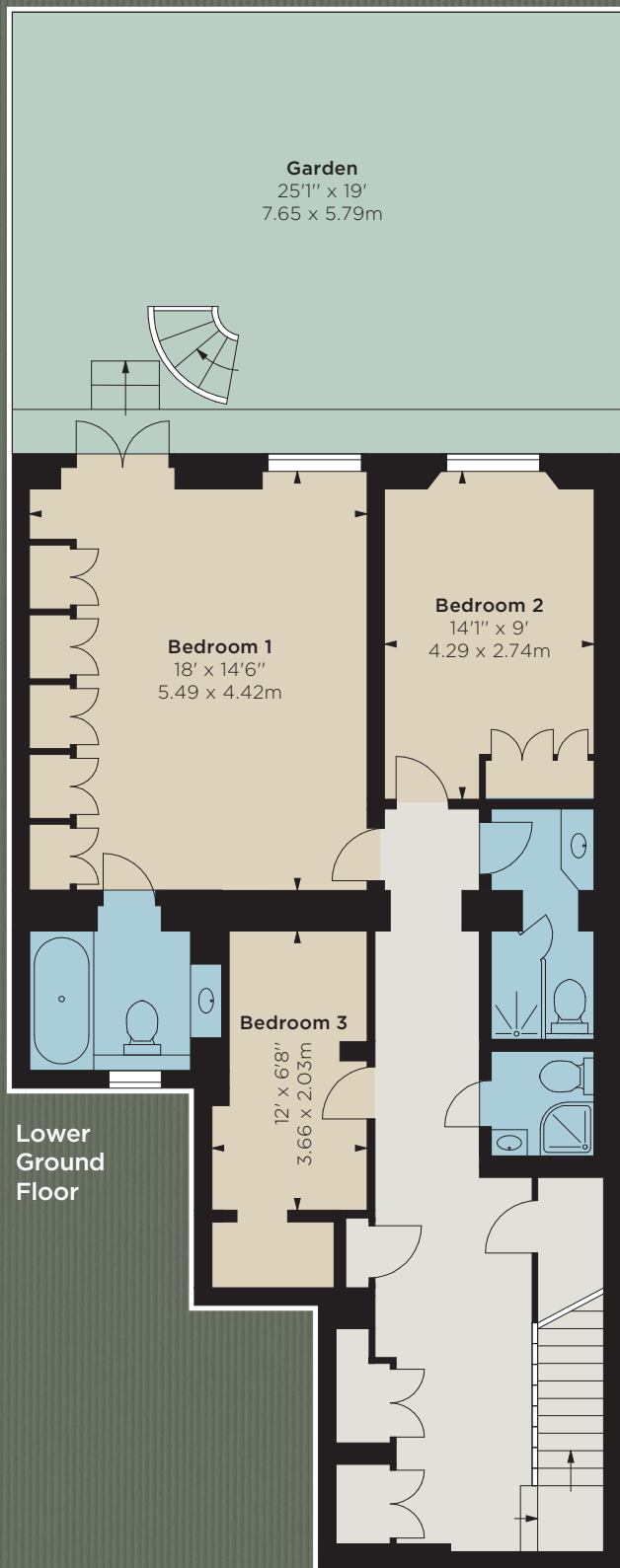
**Broadband**  
Installed at the property

**EPC Rating**  
Rating D

**Guide Price**  
£2,750,000



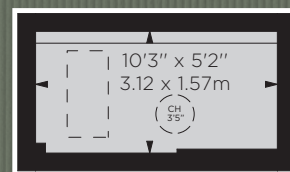




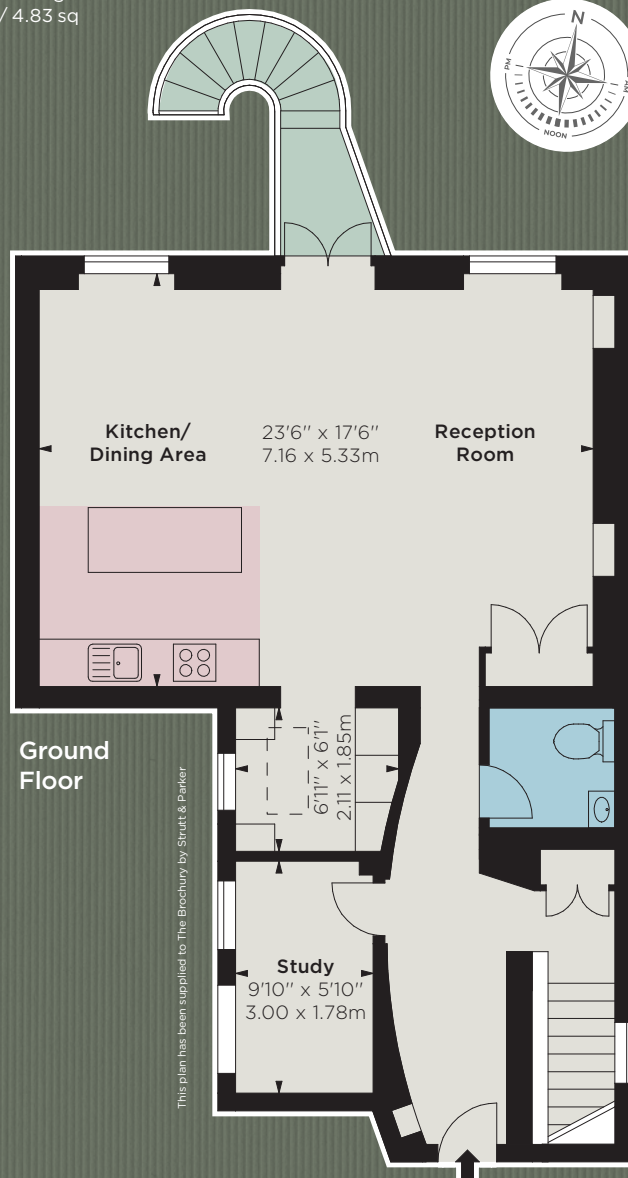
Approximate Gross  
Internal Area

1,651 sq ft /  
153.84 sq m

including loft area  
and all areas under  
1.5m head-height  
52 sq ft / 4.83 sq



Loft



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