

# Bolton Gardens SW5

£2,700,000

Share of freehold

South Kensington & Chelsea

144 Old Brompton Road  
London  
SW7 4NR  
Telephone  
020 7373 8883  
Facsimile  
020 7373 8600

Email  
grant.o@chard.co.uk



Three bedroom duplex with  
roof terrace close to Old  
Brompton Road

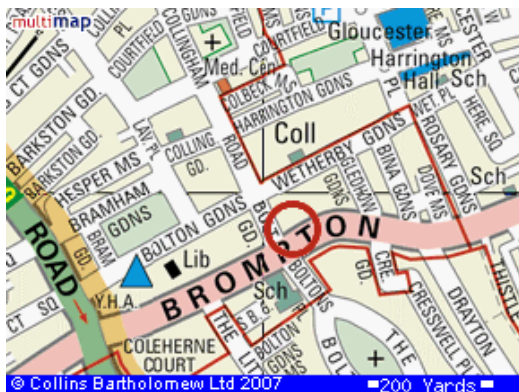
Three bedrooms  
Direct lift access  
Roof terrace with conservatory  
Communal gardens  
Penthouse  
Gloucester Road Underground

This three bedroom penthouse is within a white stucco Victorian conversion on the corner of Bolton Gardens and Old Brompton Road.

The property is accessed from a key operated lift which opens directly into the entrance hall. There are three spacious bedrooms, two of which have large en suite bathrooms. The decor in the bedrooms and bathrooms is classic: there are warm colours throughout with marble bathrooms and carpeted floors. The living room has double height ceilings with views over the communal gardens (to which the flat has access), wooden flooring, a period fireplace and a large dining area. The penthouse is air conditioned throughout. Walking up a flight of stairs there is a large conservatory with a secondary kitchen/utility room. The conservatory leads onto a decked roof terrace which the current owners use for dinner parties and barbecues. The roof terrace has views over the communal gardens and rooftops of South Kensington.

Bolton Gardens is a desirable residential street in South Kensington, close to numerous local bars and restaurants such as the Duke of Clarence and Sophie's. The nearest underground station is Gloucester Road.

.....  
 Tenure:  
 Lease expires: TBC  
 Service charges: TBC  
 Ground rent: TBC  
 Local authority: RBKC  
 Total Sq Ft: 1872 Sq. Ft.(approx)  
 Hip status:  
 .....



**BOLTON GARDENS, SW5**

Approx. gross internal area  
 1872 Sq.Ft. / 174 Sq.M.



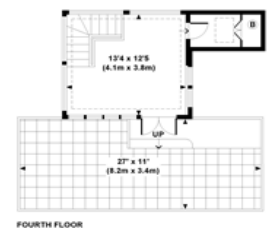
**Location**

Property Misdescriptions Act (1991)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Chard has not carried out a structural survey of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floorplans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed conveyancer prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to chard.

© Chard Sales Limited 2006

Chard sales limited  
 Company Registration Number 5047930  
 Registered in England  
 VAT Registration Number 833181737



**FLOOR PLAN**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Chard and no guarantee as to their operating ability or efficiency can be given.

