





# AN EXEMPLARY PENTHOUSE FLAT WITH A LIFT ON A COVETED GARDEN SQUARE

DIRECT LIFT ACCESS PENTHOUSE.

A best in class 3 BED, 3 BATH PENTHOUSE WITH ROOF TERRACE that is rare to the market in a sought after building.

Situated on the THIRD FLOOR with DIRECT LIFT ACCESS & 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.

NB: The roof terrace has been virtually staged to demonstrate how it could be dressed.





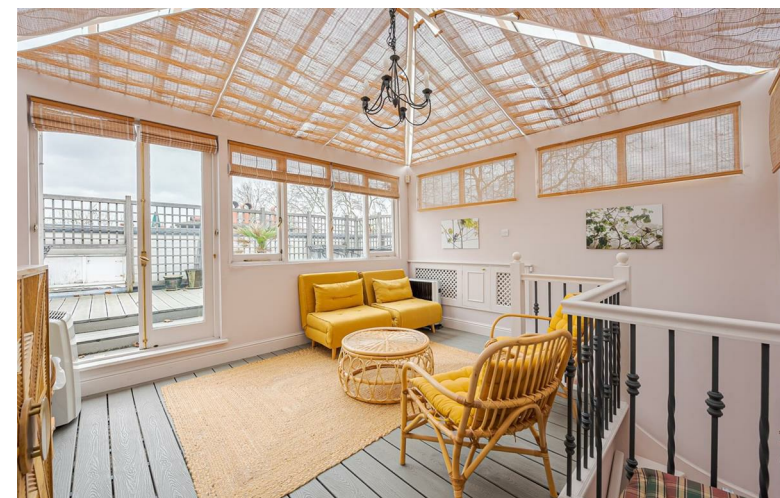
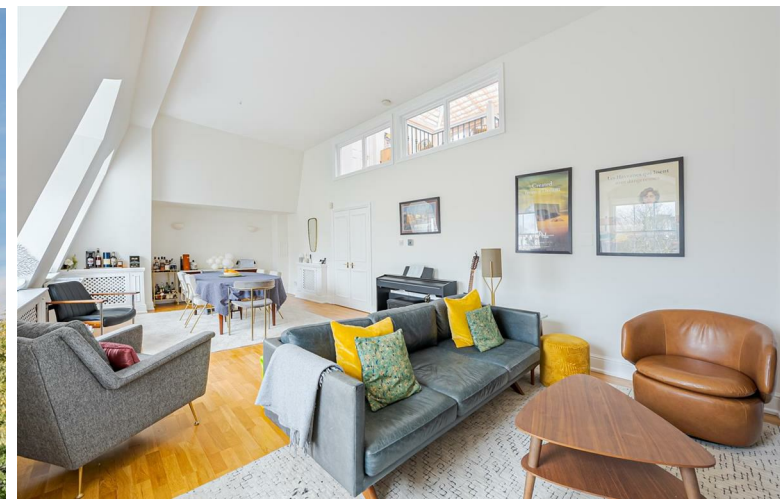


## ACCOMMODATION

Direct Lift Access: Entrance Hall with Deep Storage/Coat Cupboard: Large Reception/Dining Room Overlooking the Communal Gardens to which this Apartment Enjoys Access: Fully Equipped Kitchen: 3 Double Bedrooms with Fitted Cupboards/Wardrobes: 3 Bathrooms (2 En-Suite): Roof Top Conservatory: Roof Terrace

## 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



## PROPERTY INFORMATION

**Property Type:** Flat - Penthouse

**Construction Materials:** Brick

### Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

**Broadband/ Internet connection:** Fttc

**Mobile Signal Coverage:** Likely EE, O2, Three

**Broadband speed:** Gfast Fibre Broadband

**Parking Arrangements:** Street Parking Permit Required

### Terms

**Price:** £2,950,000

**Tenure:** Share of Freehold plus Long Leasehold

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

**Annual Service Charge:** £9,400.44

**Ground Rent:** Peppercorn

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

**Council Tax Band:** H

## Bolton Gardens, SW5

Approx. Gross Internal Area  
1656 Sq Ft - 153.88 Sq M

Key :  
CH - Ceiling Height



Third Floor

Fourth Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at  
www.r3photography.co.uk © Photography /

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## FEATURES

- Rarely Available 3 Bed Penthouse in Period Conversion with Direct Lift Access
- Beautiful Semi-Stucco Building on Sought After Garden Square/An Overall Exemplary Property
- Entrance Hall with Coat Cupboard Storage leading to Double Reception/Dining Room with 3.59 M Ceiling Height
- Fully Equipped Kitchen + Roof Top Terrace & Roof Top Conservatory/Sun Room
- 3 Bedrooms & 3 Bathrooms (2 En-Suite) with Fitted Cupboards
- Bright West and South Facing Aspect with Leafy Outlook over Communal Gardens Accessible by this Property
- G.I.A 1656 Sq Ft (153.88 Sq M) approx./ up to 3.59 M Ceiling Height
- Close to Fantastic Schools including Bousfield School
- Air Conditioning/ Wood Flooring /Great Storage
- The Royal Borough of Kensington & Chelsea



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