



LOCATED BETWEEN THE ENTRANCES TO THE BOLTONS AND THE LITTLE BOLTONS

This splendid raised ground floor flat offers a perfect blend of elegance and modern living. Opposite the picturesque Boltons, this semi-white stucco building boasts an inviting façade that sets the tone for the charm within.

Upon entering, you will be greeted by grand high ceilings and beautiful wood flooring that flows seamlessly throughout the property. The spacious south-facing reception room is bathed in natural light, creating a warm and welcoming atmosphere ideal for both relaxation and entertaining.

This flat features two generously sized double bedrooms, providing ample space for rest and privacy. Both bedrooms benefit from an en-suite bathroom, with a separate WC, ensuring convenience for all residents and guests.

Storage is plentiful, allowing for a clutter-free living environment, and the flat's layout is thoughtfully designed to maximise both space and comfort.

The location is truly exceptional, with the delightful Redcliffe Square communal garden just a stone's throw away, perfect for leisurely strolls or enjoying a sunny afternoon. The vibrant Old Brompton Road village-style parade is nearby, offering a variety of conveniences, including the renowned Parson's Nose Butcher and the celebrated restaurant Cambio de Tercio, among other local delights.

With Gloucester Road underground station within easy reach, this property not only provides a beautiful home but also excellent transport links to the rest of London. This flat is a rare find, combining style, comfort, and a prime location, making it an ideal choice for those seeking a sophisticated urban lifestyle.



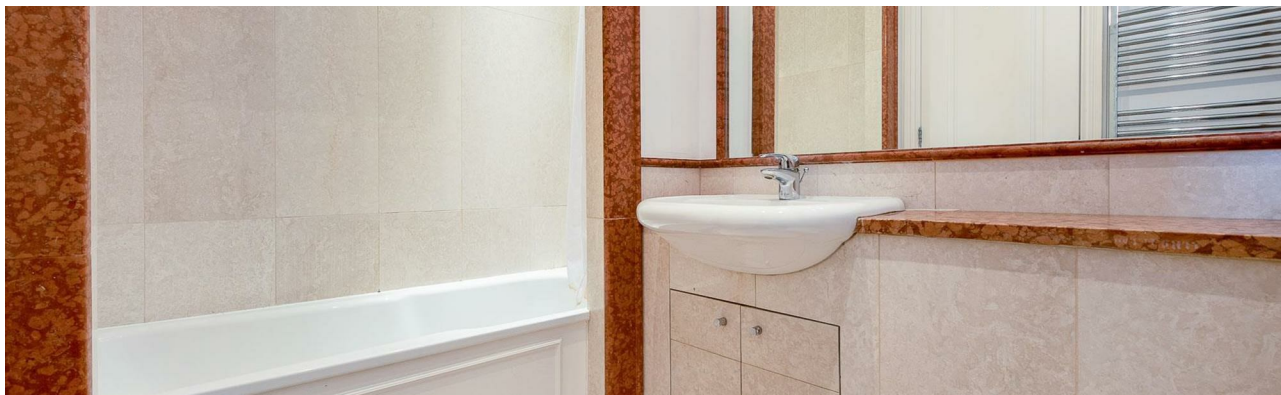


ACCOMMODATION

2 Double Bedrooms: 2 Bathrooms (Main En-Suite): Double Reception Room: Dining Room: Entrance Hall

LOCATION

This property is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.



CALL OR EMAIL US TO DISCUSS OR ENQUIRE FURTHER

PROPERTY INFORMATION

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities:

Electricity supply: Mains Supply

Water supply: Mains

Sewerage: Mains

Heating: Gas Mains

Broadband/ Internet connection: Fttc

Mobile Signal Coverage: Please check Ofcom

Mobile Checker

Broadband speed: Please check Ofcom

Broadband Checker

Parking Arrangements: Street Parking Permit

Required

Terms

Price: £1,425 Per Week

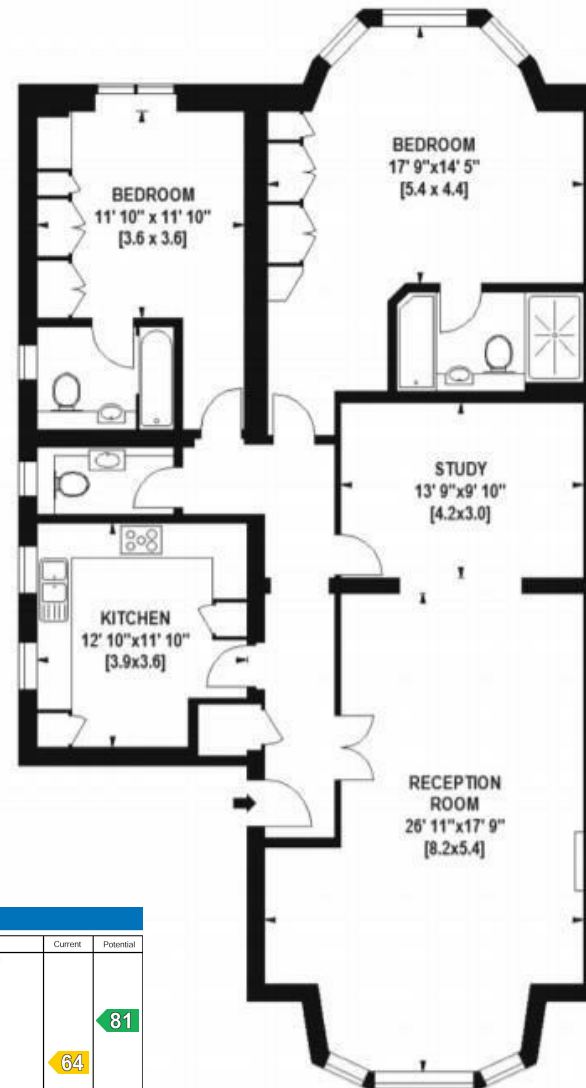
Terms Deposit: 6 Weeks

Council Name RBKC

Council Tax Band: G

OLD BROMPTON ROAD, SW5

Approximate Gross Internal Area : 134 Sq. metres
1442 Sq. feet



RAISED GROUND FLOOR

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

FEATURES

- High Ceiling Grandeur
- Wood Flooring Throughout
- Neutral Decor & Well Presented
- Extensive Storage Throughout
- Two Double Bedrooms (Two En-Suite Bathrooms) & separate WC
- Close to Redcliffe Square Public Communal Gardens & Brompton Royal Cemetery
- Period Features including Ceiling Moulding and Bay Window
- Bright South Facing Reception
- Large Fully Equipped Eat in Kitchen + Separate Dining/Study Area



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