# Bolton Gardens SW5

£850,000 Leasehold

1 bedroom apartment for sale

## Description

This stylish, newly refurbished, first floor one bedroom flat located in Bolton Gardens, a highly sought-after location in Earls Court. The flat contains stone floors and a Bisazza mosaic bathroom. The apartment also benefits from many modern touches including underfloor heating, air-conditioning, surround sound with ceiling speakers, fitted TVs, Lutron lighting and electric blinds throughout.

The flat comprises a luxurious 'spa' double bedroom suite with feature bath with colour-changing lighting, en suite shower room and walk-in-wardrobe, a reception room containing surround sound and an open plan kitchen/dining room fitted with Miele appliances (gas hob, two ovens, teppanyaki, dishwasher, washer and dryer). There is also the added benefit of access to the beautiful communal gardens of Redcliffe Square nearby, and access to a secure storage space in the basement.

Bolton Gardens is very well located for the amenities of both Gloucester Road and Earls Court. The nearest underground stations are Earls Court (District and Piccadilly lines) and Gloucester Road (Circle, District and Piccadilly lines); whilst motorists will find straightforward access to the A4 for a fast route into central London and to the M4, M25, Heathrow Airport and the West.



MILTON STONE

Tenure: Leasehold (100 years)
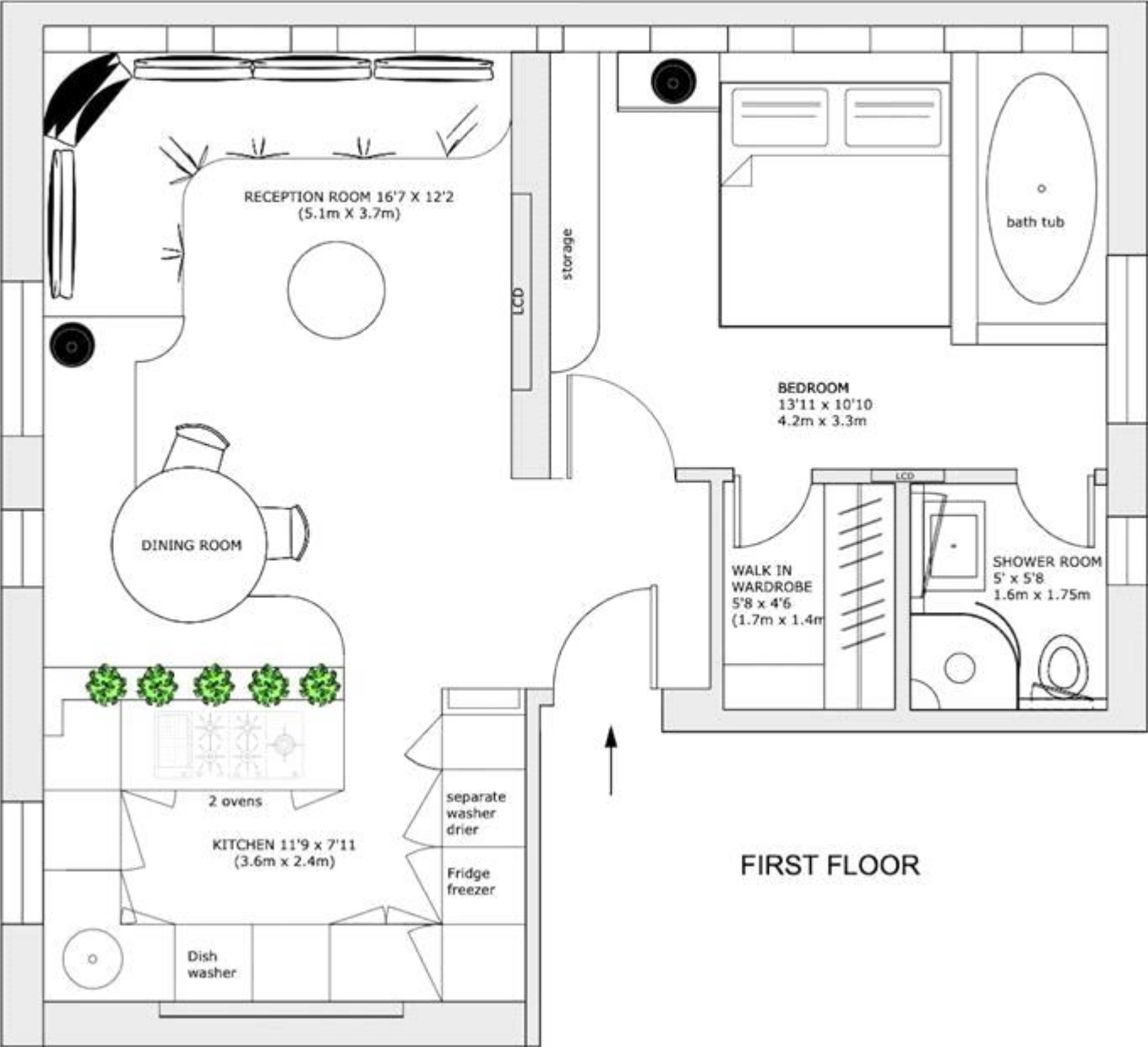Ground Rent: £100 per year

Service Charge: £2,704 per year

## Tenure

Leasehold (100 years)

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**BOLTON GARDENS, SW5**
Approx. gross internal area
560 Sq.Ft / 52 Sq.M

RECEPTION ROOM 16'7 X 12'2
(5.1m X 3.7m)

storage

LCD

bath tub

BEDROOM
13'11 x 10'10
4.2m x 3.3m

DINING ROOM

LCD

WALK IN
WARDROBE
5'8 x 4'6
(1.7m x 1.4m)

SHOWER ROOM
5' x 5'8
1.6m x 1.75m

2 ovens

separate
washer
drier

KITCHEN 11'9 x 7'11
(3.6m x 2.4m)

Fridge
freezer

**FIRST FLOOR**

Dish
washer

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STONE

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92-100) **A** | | |
| (81-91) **B** | | |
| (69-80) **C** | 73 | 75 |
| (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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Environmental Impact (CO₂) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO₂ emissions | | |
| (92-100) **A** | | |
| (81-91) **B** | | |
| (69-80) **C** | 77 | 79 |
| (55-68) **D** | | |
| (39-54) **E** | | |
| (21-38) **F** | | |
| (1-20) **G** | | |
| Not environmentally friendly - higher CO₂ emissions | | |

**England & Wales** — EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

Viewing by appointment only
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