



# Bolton Gardens SW5

£795,000 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.

## Tenure

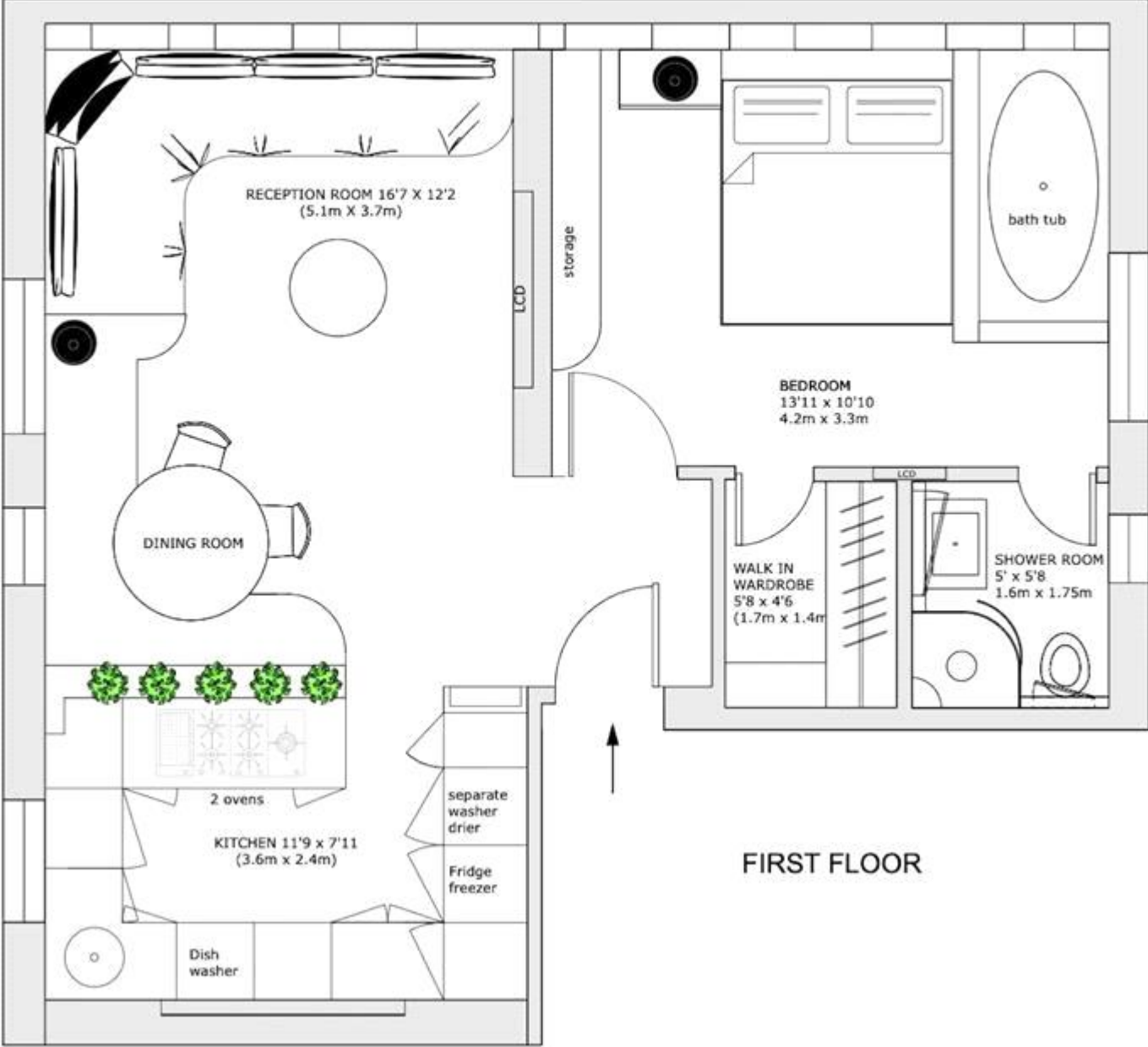
Leasehold (100 years)



MILTON  
STONE



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



**FIRST FLOOR**



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>			(92-100) <b>A</b>	
(81-91) <b>B</b>			(81-91) <b>B</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>	
(55-68) <b>D</b>			(55-68) <b>D</b>	
(39-54) <b>E</b>			(39-54) <b>E</b>	
(21-38) <b>F</b>			(21-38) <b>F</b>	
(1-20) <b>G</b>			(1-20) <b>G</b>	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
			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.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> )	

Viewing by appointment only  
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