



MARK TUNSTALL
PROPERTY

THE BOLTONS

LONDON SW10



This highly unusual house (3,009 sq ft / 279 sq m) over just four floors is situated in arguably one of London's most prestigious addresses and enjoys views of St Mary's Church to the front and over beautiful west-facing gardens to the rear. Excellent reception space comprises a 50' through reception room on the ground floor overlooking a double-height dining room which in turn leads to the open-plan kitchen on the lower level, where there is also a 'snug'. Besides a generous principal bedroom suite on the first floor there are three further bedroom suites.

The Boltons, at the heart of the conservation area of the same name, has long been considered one of west London's best addresses, a short walk from the myriad bars and restaurants of the nearby Fulham Road as well as the transport links of Gloucester Road and South Kensington (Circle, District & Piccadilly underground lines).

Deposit: equivalent to six weeks' rent. Minimum tenancy length: 12 months.
Council Tax: Band H.

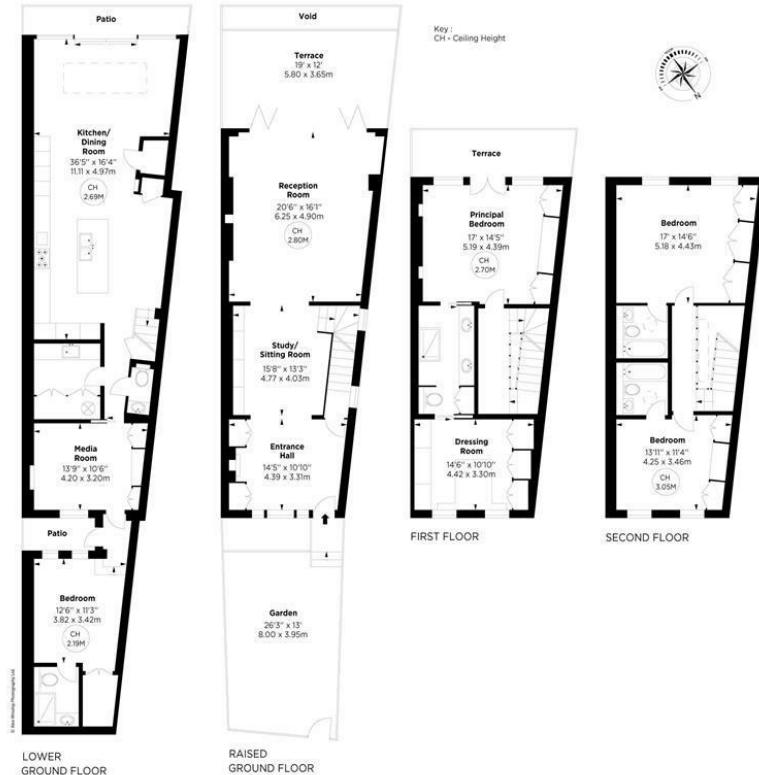
Unfurnished

Viewing strictly by appointment with Mark Tunstall Property

The Boltons, SW10

APPROX. GROSS INTERNAL AREA *
3009 Sq Ft - 279.55 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC



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IMPORTANT NOTICE

THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED. A COPY OF THE FULL ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE UPON REQUEST.