



THE BOLTONS
SOUTH KENSINGTON 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 50ft 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).

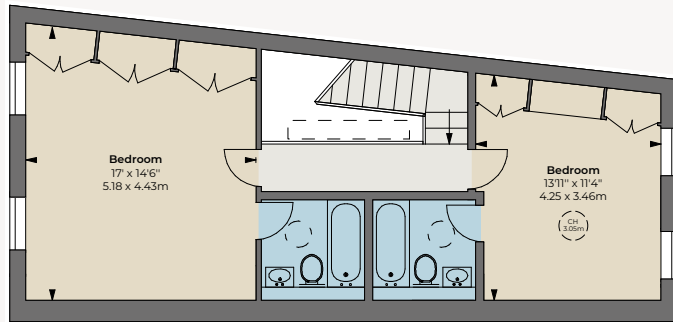
MINIMUM TENANCY LENGTH
12 Months

COUNCIL TAX
Band H

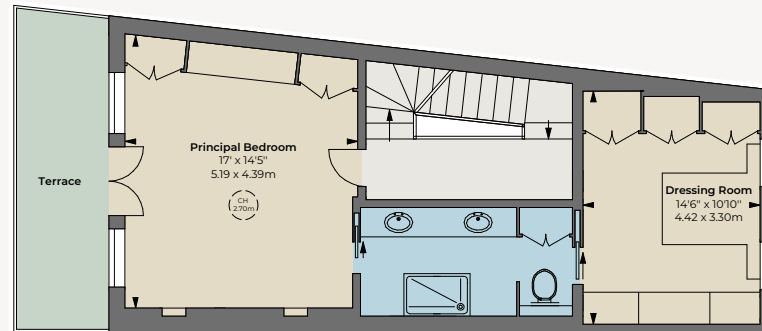
DEPOSIT
Equivalent to six weeks' rent

LOCAL AUTHORITY
Kensington & Chelsea

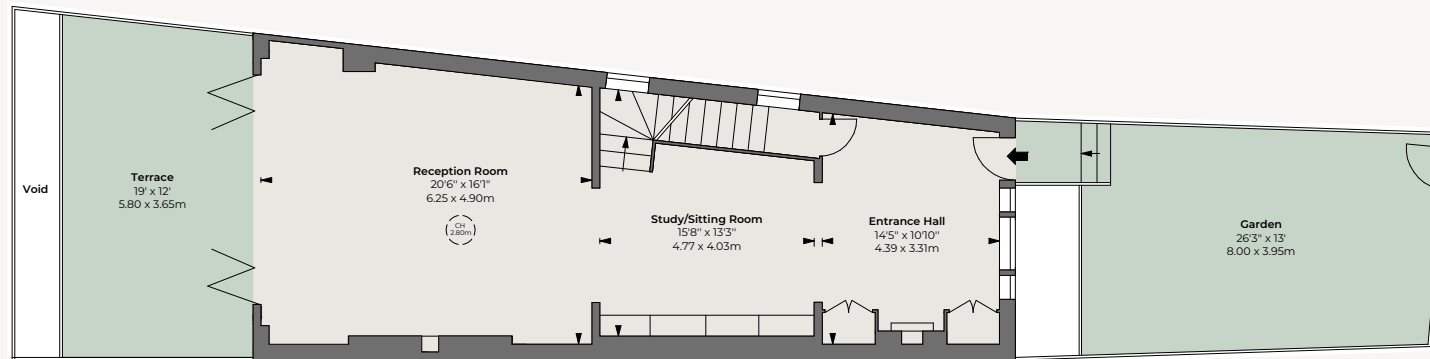
CONTENTS
Unfurnished



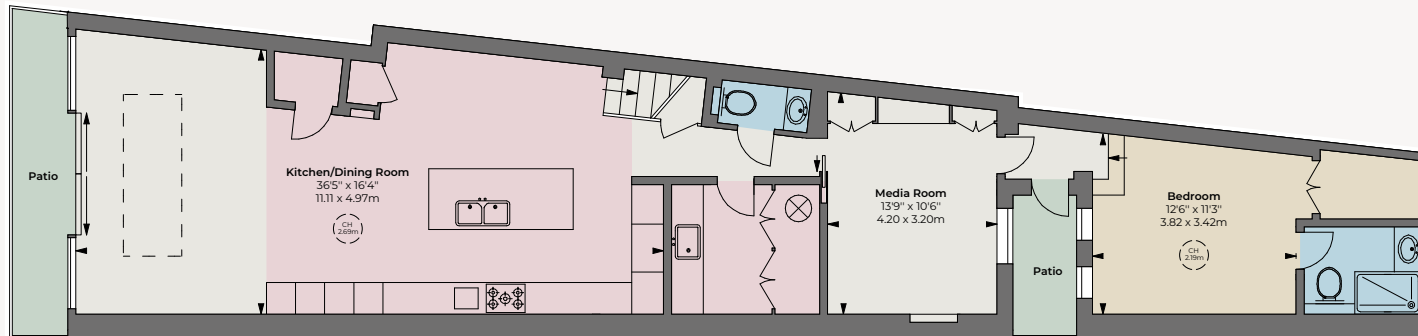
Second Floor



First Floor



Raised Ground Floor



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
92–100	A	81
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



APPROXIMATE GROSS INTERNAL AREA

3,009 sq ft
279.55 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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