



**BEAUCHAMP  
ESTATES**

# Bolton Gardens

SOUTH KENSINGTON





Period apartment located on Bolton Gardens, South Kensington.



## Exterior

Set within a stucco-fronted period building on Bolton Gardens, the property forms part of a well-established residential terrace. The building reflects typical South Kensington architecture, with a uniform façade and controlled on-street parking. The street is quiet and residential, positioned away from main traffic routes while remaining central.

## Highlights

- Positioned within a stucco-fronted terrace
- High ceilings and large windows throughout
- Communal Garden views
- Roof Terrace





## Interiors

The apartment is arranged laterally across a single floor, following a conventional layout for a converted period building. Proportions reflect the building's original design, with defined living space and natural light from large sash windows. The interior combines period structure with modern residential use, offering functional separation between living and private areas.

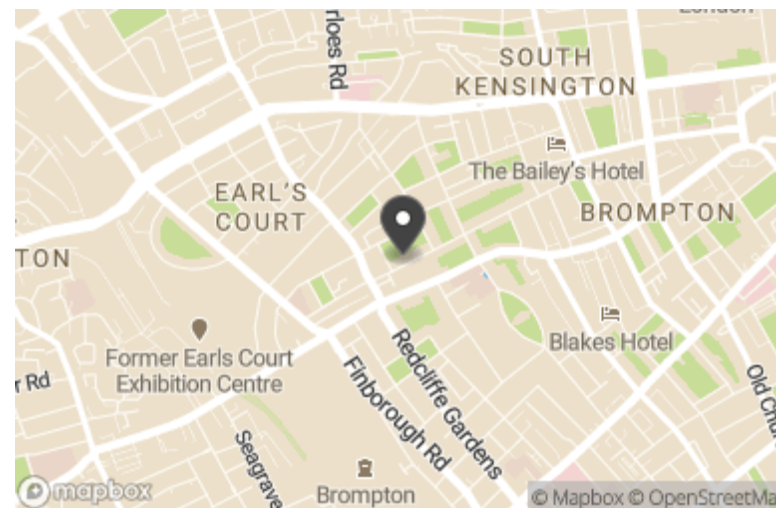


## Features

- Lateral Living

## Location

Bolton Gardens is located in South Kensington, within the Royal Borough of Kensington and Chelsea. The property is within walking distance of Gloucester Road Underground Station and South Kensington Underground Station (Circle, District and Piccadilly lines). The area provides access to local shops, restaurants and cultural institutions, with connections towards the A4 for routes in and out of central London.



# Terms

Price: £2,800,000

Tenure: Leasehold, 973 years remaining

Ground Rent:

Service Charge:

Local Authority: Kensington and Chelsea

Council Tax: G

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>			
70	78	64	76
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
England, Scotland & Wales		England, Scotland & Wales	

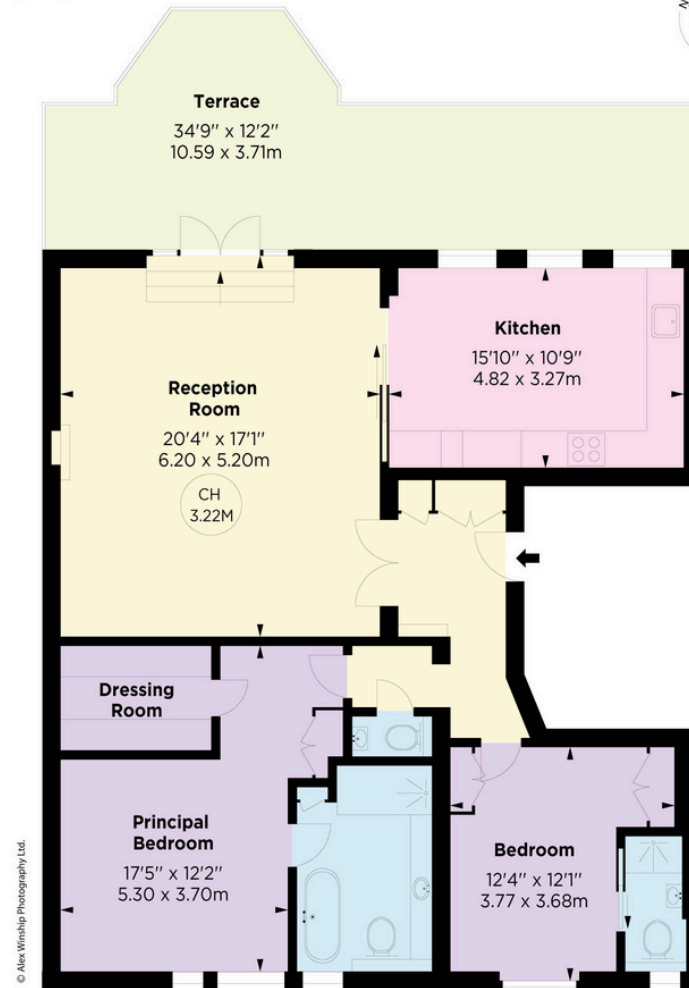
Beauchamp Estates, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representation or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any Areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Beauchamp Estates have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Bolton Gardens, SW5

APPROX. GROSS INTERNAL AREA \*  
1117 Sq Ft - 103.77 Sq M

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

Key :  
CH - Ceiling Height



© Alex Winship Photography Ltd.

FIRST FLOOR

ALEX WINSHIP  
Photography

\*For guidance only, not to be used in valuation  
compliance. It should be noted that a statement of fact  
of all measurements and areas are approximate and  
have been prepared in accordance with the current  
edition of the BS1188 Code of Measuring Practice.





**BEAUCHAMP  
ESTATES**

Beauchamp Estates - Mayfair

24 Curzon Street,  
London, W1J 7TF

020 7499 7722

[londoninformation@beauchampestates.com](mailto:londoninformation@beauchampestates.com)

[www.beauchampestates.com](http://www.beauchampestates.com)