



RUSSELL SIMPSON

Stylish first-floor flat with a large
terrace and communal garden access

BOLTON GARDENS
EARLS COURT SW5

Bolton Gardens

£2,950,000

BEDROOMS 2	INTERNAL 1,128 SQ FT 104 SQM	OUTDOOR 338 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 991 YEARS	GROUND RENT —	SERVICE CHARGE £7,641 P/Y

The Property

A refined apartment featuring a private terrace and contemporary interiors





Indoor Spaces

Stepping into this well-proportioned flat, you are greeted by a bright reception and dining room, with French doors opening directly onto a private terrace. Along the hallway, there is a separate kitchen, fitted with modern units.





The Bedrooms

The flat comprises of two spacious bedrooms, both with ensuite bathrooms, while the principal bedroom also benefits from fitted cupboards. Throughout, wooden floors and high ceilings enhance the sense of space and light.





Outdoor Spaces

The property includes a terrace accessed directly from the reception room, at the rear of the building.

The Design



Russell Simpson



Bolton Gardens



The Neighbourhood

Bolton Gardens is a quiet residential address in Earl's Court, featuring elegant Victorian townhouses. The tree-lined street offers a village-like atmosphere while being moments away from Earl's Court Underground station. The area provides excellent transport links and is a short walk to the green spaces of Hyde Park and the cultural attractions of South Kensington, including the Natural History Museum and Victoria and Albert Museum.

Bolton Gardens,
SW5

Approx Gross Internal Area

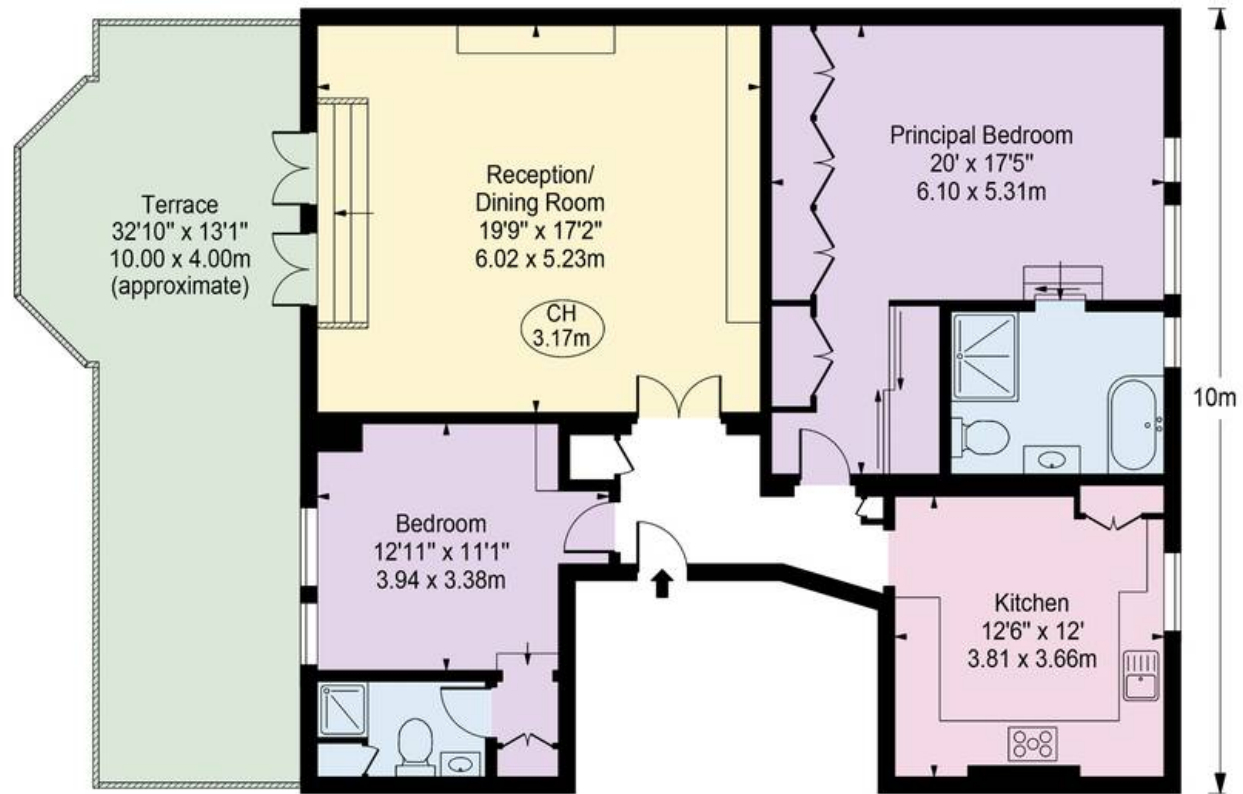
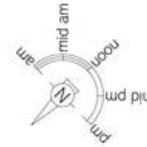
1,128 sq ft / 104.79 sq m

Approx External Area Of Terrace

339 sq ft / 31.49 sq m

**RUSSELL
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



FIRST FLOOR

**RUSSELL
SIMPSON**

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