



## **RUSSELL SIMPSON**

Lateral second floor apartment with  
private terrace on a quiet street in  
Earls Court

BOLTON GARDENS  
EARLS COURT SW5

Bolton Gardens

£2,500,000

|                                        |                                                                                             |                                                        |                                                                |
|----------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------|----------------------------------------------------------------|
| <div>BEDROOMS</div> <div>2</div>       | <div>INTERNAL</div> <div>1,253 <small>SQ FT</small></div> <div>116 <small>SQM</small></div> | <div>OUTDOOR</div> <div>148 <small>SQ FT</small></div> | <div>COUNCIL</div> <div>RBKC</div>                             |
| <div>BATHROOMS</div> <div>2</div>      |                                                                                             | <div>EPC</div> <div>C</div>                            | <div>COUNCIL TAX</div> <div>G</div>                            |
| <div>TENURE</div> <div>Leasehold</div> | <div>LEASE LENGTH</div> <div>125 <small>YEARS</small></div>                                 | <div>GROUND RENT</div> <div>—</div>                    | <div>SERVICE CHARGE</div> <div>£1,440 <small>P/Y</small></div> |



## The Property

Exceptionally well-proportioned two-bedroom apartment

Entering the apartment on the second floor, you are welcomed into a generous reception room filled with light from two large windows that open directly onto the private terrace. The high ceilings create a sense of scale, while the elegant proportions and ornate fireplace add to the sophisticated atmosphere, enhanced by refined decorative details.

The reception room flows seamlessly through to the dining room, which provides an ideal space for more formal entertaining. Beyond is the modern kitchen, featuring fitted wooden units and integrated appliances.





## The Bedrooms

The accommodation is completed by two substantial bedrooms, both benefiting from excellent natural light and built-in storage solutions. The principal bedroom includes an ensuite bathroom, while the second bedroom is equally well-proportioned with fitted wardrobes. A family bathroom serves the apartment, and a separate utility room provides additional practical storage space.

Throughout, the apartment features wooden floors, light-filled interiors, and elegant architectural details including moulded cornices that enhance the sense of space and period character.





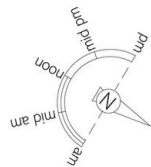
## Outdoor Spaces

The property includes a private terrace accessible from the reception room, providing a peaceful outdoor retreat with space for seating and outdoor dining.



## The Neighbourhood

Bolton Gardens is a quiet residential address in Earl's Court, moments away from the excellent transport links of Earl's Court underground station, providing access to the Piccadilly and District lines. The tree-lined street features attractive period buildings and is within easy reach of the upmarket boutiques and restaurants of the King's Road and Brompton Road. The open spaces of Hyde Park are a short walk away, while the cultural attractions of South Kensington, including the Victoria and Albert Museum and Natural History Museum, are within walking distance.



## Bolton Gardens, SW5

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### Approximate Internal Area

1,453 sq ft/ 136 sq m

### Outside Area

148 sq ft/ 14 sq m

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.



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