



RUSSELL SIMPSON

A substantial freehold semi-detached
Victorian building on the west side
of this prestigious address

THE LITTLE BOLTONS
CHELSEA SW10

The Little Boltons

Sold

BEDROOMS 8	INTERNAL 4,933 SQ FT	OUTDOOR 2,997 SQ FT	COUNCIL TAX H
BATHROOMS 5	458 SQM	EPC D	TENURE Freehold





The Property

This imposing and elegant building is located at the southern end of the western terrace where the properties benefit from considerable volume and light throughout.





Indoor Spaces

The property is currently laid out as two maisonettes, one on the raised ground and garden floors that boast a 54' west facing garden. The upper maisonette resides on the first and second floors and has a west facing roof terrace.



The Neighbourhood

The house is a short walk to the Fulham Road where you will find excellent shops, restaurants and public transport facilities. The Little Boltons is one of Chelsea's premier residential streets and is approximately 0.6 miles away from Gloucester Road tube station and 0.8 miles away from South Kensington tube station (all distances given are approximate).

History of The Little Bolton's

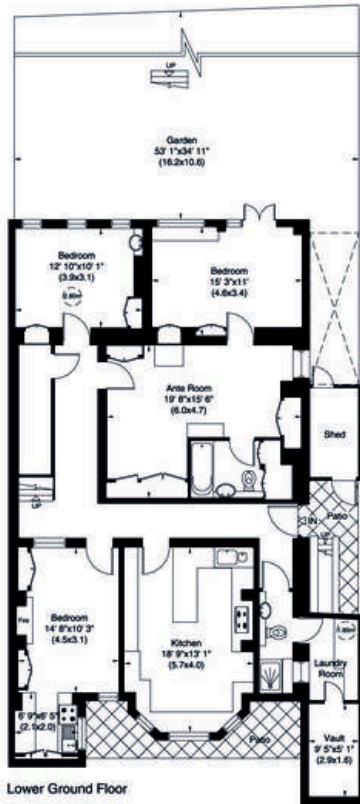
The Little Bolton's forms part of the Boltons Conservation Area originally built by the Gunter Family between 1850 and 1870 and was designed by Godwin. The Little Boltons houses were designed with excellent proportions, large windows and high ceilings.



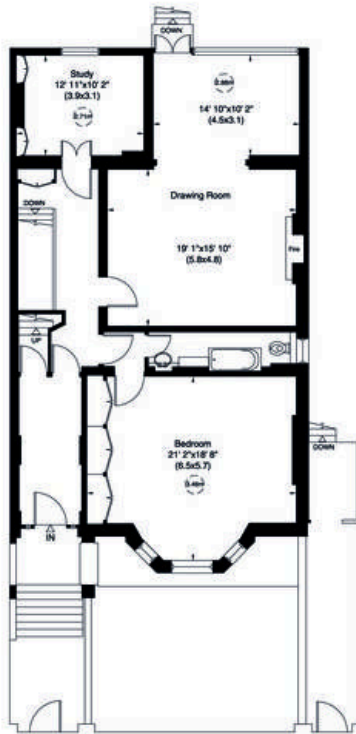
The Little Boltons, SW10

Gross internal area (approx.)
 571 Sq m (6151 Sq ft) Including Loft
 458 Sq m (4933 Sq ft) Excluding Loft
 For identification only, Not to Scale

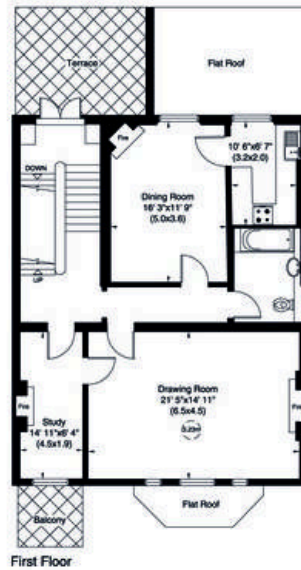
Floor Plan by **capital group** 020 8071 7722



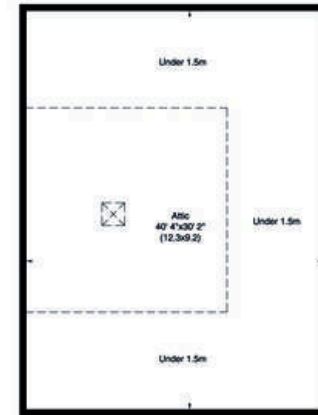
Lower Ground Floor
 Gross internal area (approx.)
 141 Sq m (1513 Sq ft)



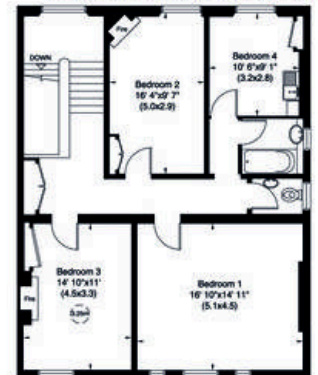
Raised Ground Floor
 Gross internal area (approx.)
 128 Sq m (1374 Sq ft)



First Floor
 Gross internal area (approx.)
 95 Sq m (1025 Sq ft)



Loft
 Gross internal area (approx.)
 113 Sq m (1218 Sq ft) Including Under 1.5m



Second Floor
 Gross internal area (approx.)
 95 Sq m (1021 Sq ft)



Gross internal area (approx.)
 39 Sq m (420 Sq ft) Excluding Under 1.5m

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

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