



## **RUSSELL SIMPSON**

Elegant two-bedroom apartment in  
vibrant Earls Court

BOLTON GARDENS  
EARLS COURT SW5

Bolton Gardens

£1,154 <sub>P/W</sub>

BEDROOMS 2	INTERNAL  1,448 <sub>SQ FT</sub>  134 <sub>SQM</sub>	OUTDOOR  —	FURNISHED STATUS  Furnished
BATHROOMS 2		EPC D	COUNCIL TAX RBKC, F

## The Property

Beautifully designed apartment presented in superb condition across two floors.





## Indoor Spaces

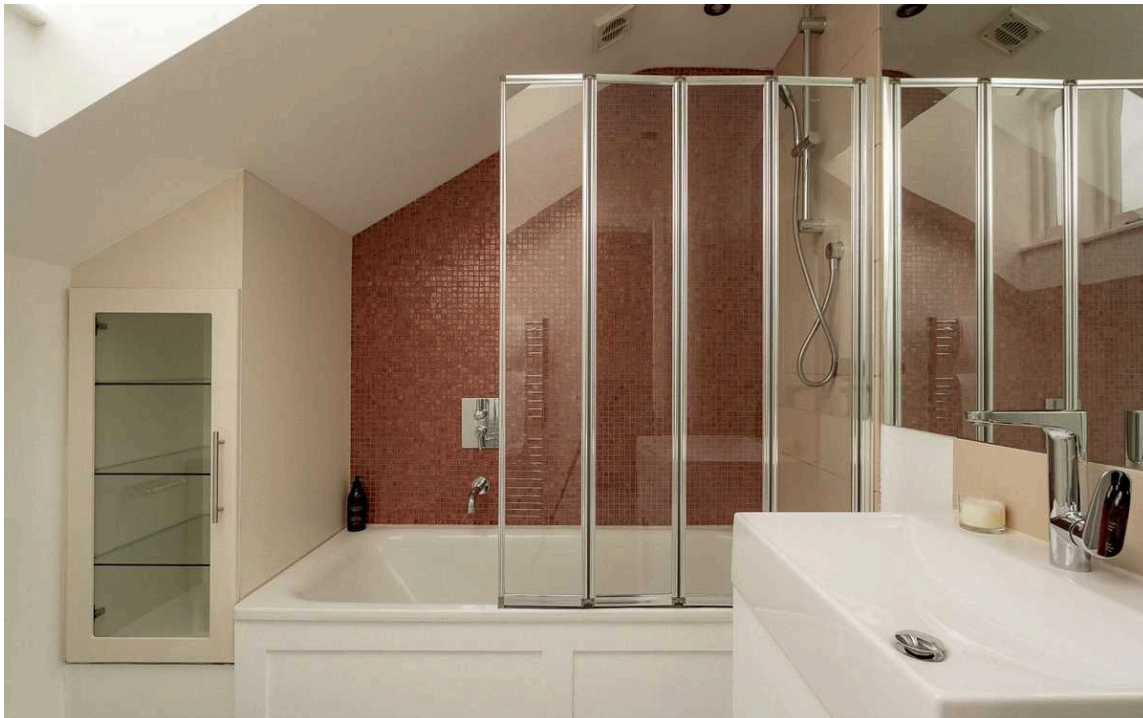
Entering the flat on the third floor, you step into the entrance hall which leads through to the generous reception room. The space is thoughtfully arranged with both dining and seating areas, filled with light from large windows offering garden aspect. The separate kitchen is well-designed in contemporary style, featuring wooden countertops and fitted units with distinctive red tiled backsplash. The space includes gas cooking and modern appliances beneath a stainless steel range hood.





## The Bedrooms

This floor also features the principal bedroom with peaceful garden aspect, enhanced by its ensuite bathroom. In addition, there is a separate shower room serving this level. Ascending to the fourth floor, the second bedroom offers bright accommodation with good proportions and sloped ceilings, with views over the neighbouring rooftops.

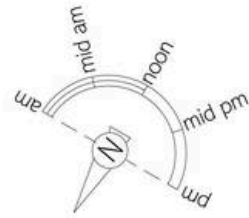






## The Neighbourhood

Bolton Gardens is a quiet residential address in Earls Court, moments away from excellent transport links and the cultural attractions of South Kensington. The tree-lined street is within easy reach of the open spaces of Hyde Park and the artistic treasures of the Victoria and Albert Museum, while Earls Court Road provides an array of shops, restaurants and amenities for daily convenience.



## Bolton Gardens, SW5

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### Approximate Internal Area

1,448 sq ft/ 135 sq m

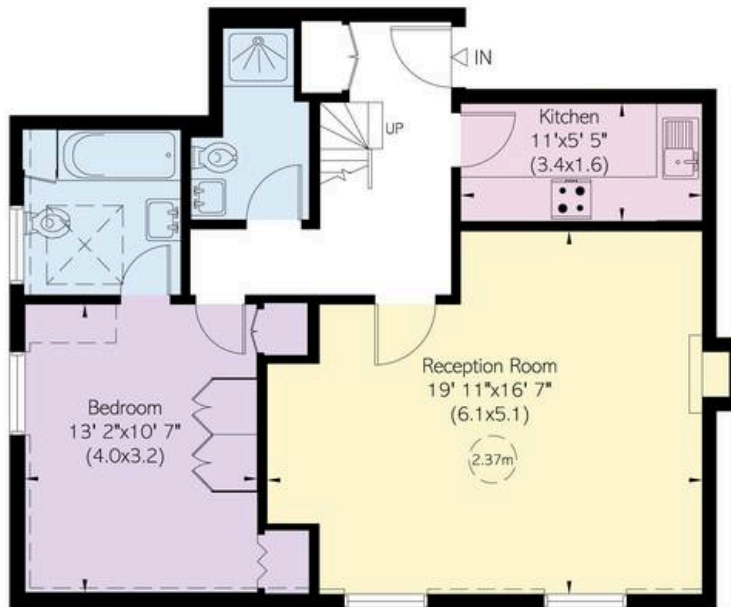
### Including limited use area, loft and restricted heights

550 sq ft/ 51 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.



Reduced head height below 1.5m



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SIMPSON**

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## Contact Us

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