



# BOLTON GARDENS

C H E L S E A S W 5





## INTERIOR DESIGNED TO AN EXACTING STANDARD THROUGHOUT BY TOLLARD DESIGN GROUP.

Occupying the entire third floor of this handsome London stock villa, measuring over 1,380 sq ft sits this stunning two bedroom, two bathroom apartment. Entering from the second floor then ascending a private staircase with an enlarged roof light above which floods the space with natural light, you reach the open landing leading to all principal rooms.

To the left you will find the vast sitting room diner complete with oak flooring and additional double doors leading on to a well-appointed bespoke fitted kitchen and separate utility room. With an abundance of natural light throughout the apartment has been carefully designed and refurbished. Both bedrooms have bespoke cabinetry within them, with the principal bedroom enjoying the benefits of a large en suite shower room with double vanity. A family bathroom can also be found on the landing.

## FEATURES

Share of Freehold with 975 Years Remaining • Principal Bedroom with Ensuite Bathroom • Further Double Bedroom • Family Bathroom • Reception Room • Kitchen • Utility Room • Access to Communal Gardens



### APPROX. GROSS FLOOR AREA

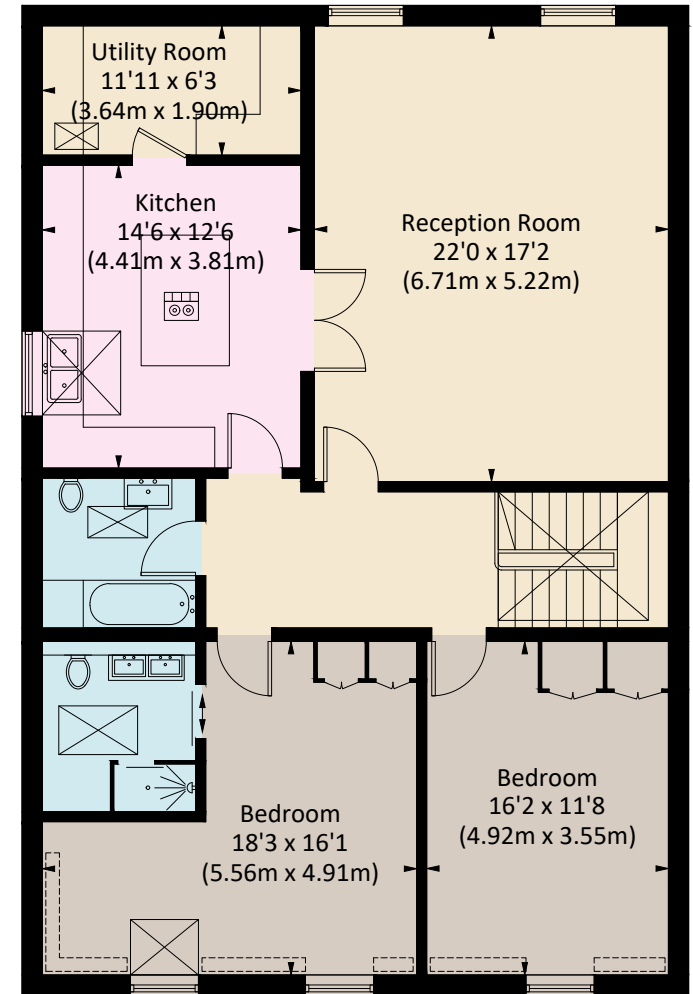
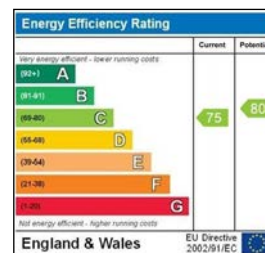
1,381 Sq. Ft. /  
128.3 Sq. M.

**PRICE:** £2,000,000

**TENURE:** Share of Freehold with 975 Years Remaining

**SERVICE CHARGE:** Approx. £5,600 per annum

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



### TOP FLOOR

= Reduced headroom below 1.5m / 5'0

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Brochure by TwentyOneFifty Tel: 020 8778 2150



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