SUSAN METCALFE
RESIDENTIAL

Bolton Gardens, South Kensington, SW5

POA

Bedrooms	6
Bathrooms	5
Surface	5158 sqft
Tenure	Leasehold 25 years
Outdoor Space	Garden
Parking	Residents Permit
Council Tax	Council Tax Band: RBKC

INVESTMENT OPPORTUNITY

Introducing a rare, elegant and well-proportioned Victorian period house in Bolton Gardens, which has been in the same family for several generations. Currently configured as **3 self-contained flats**, the property offers remarkable flexibility for investors, developers, (subject to planning permission).

The house is arranged over four floors: a 2-bedroom apartment on the raised ground floor, an upper maisonette on the 1st and second floors with 4 reception rooms, 2 kitchens and 2 bedrooms with scope for modernisation. There is also a 2-bedroom garden flat with its own entrance (which can be accessed via the main house entrance).

There is a substantial private rear garden and a smaller front garden providing privacy from the street.

2 flats are currently let, generating on-going rental income. There is an opportunity to extend the 25-year lease.

Features

entrance hall, raised ground floor: reception room, kitchen, bathroom, utility room. 1st and 2nd floor maisonette: 4 reception rooms, 2 kitchens, family bathroom, shower room, utility room, internal stairs, lower ground floor (garden flat): separate entrance, entrance hall, reception room, internal stairs. front and rear gardens.

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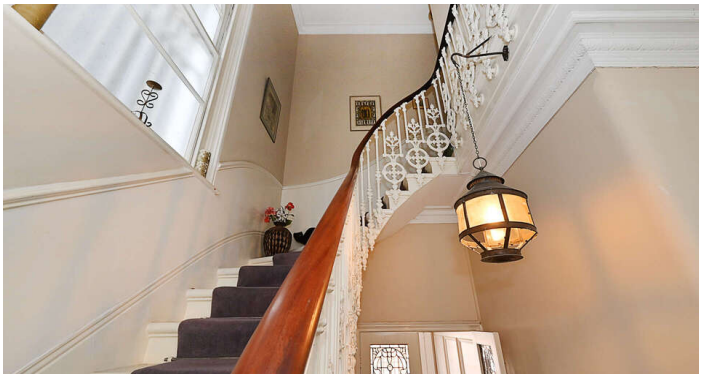

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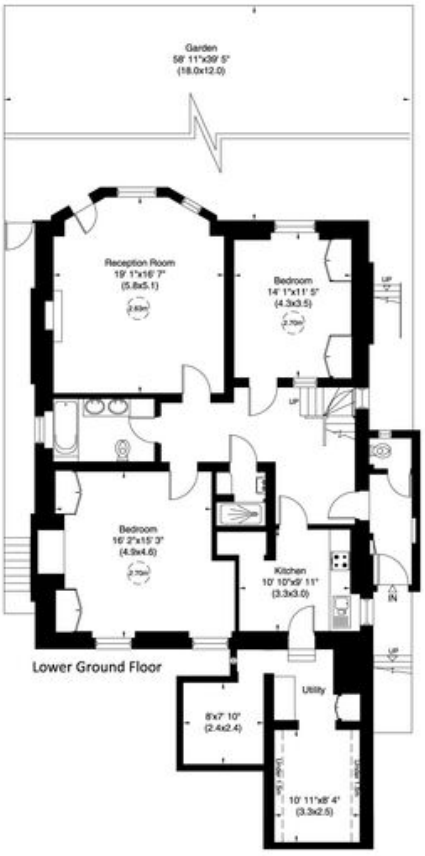
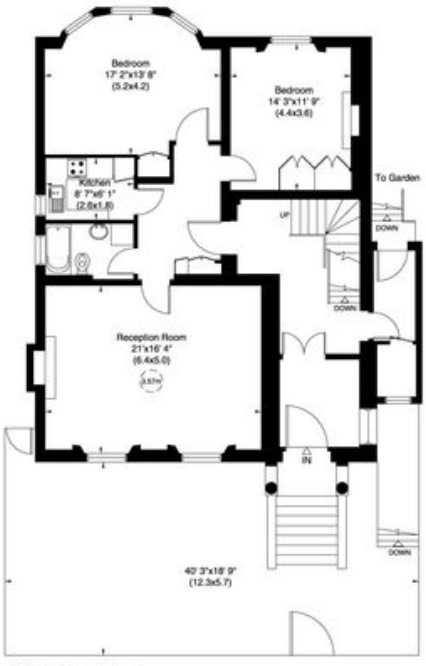
36 Bolton Gardens, SW5

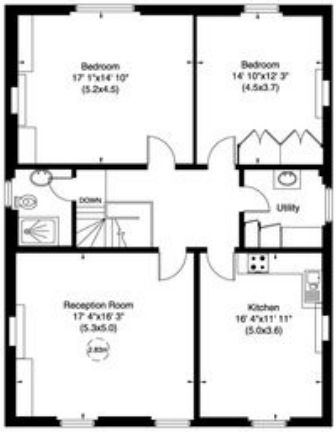
Approximate Gross Internal Area
479 sq m/ 5158 sq ft Including Under 1.5m
477 sq m/ 5134 sq ft Excluding Under 1.5m
Not to Scale, for identification only



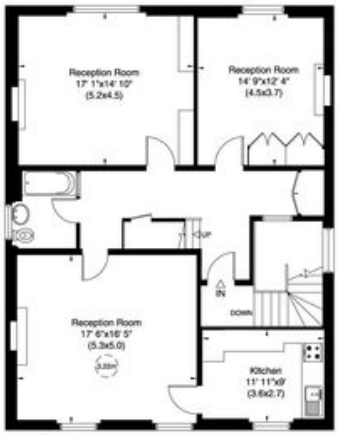
Lower Ground Floor



Raised Ground Floor



Second Floor



First Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
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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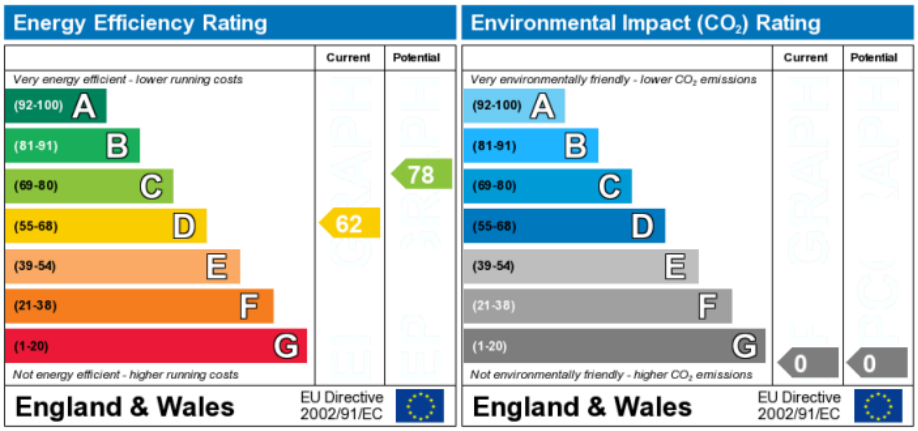
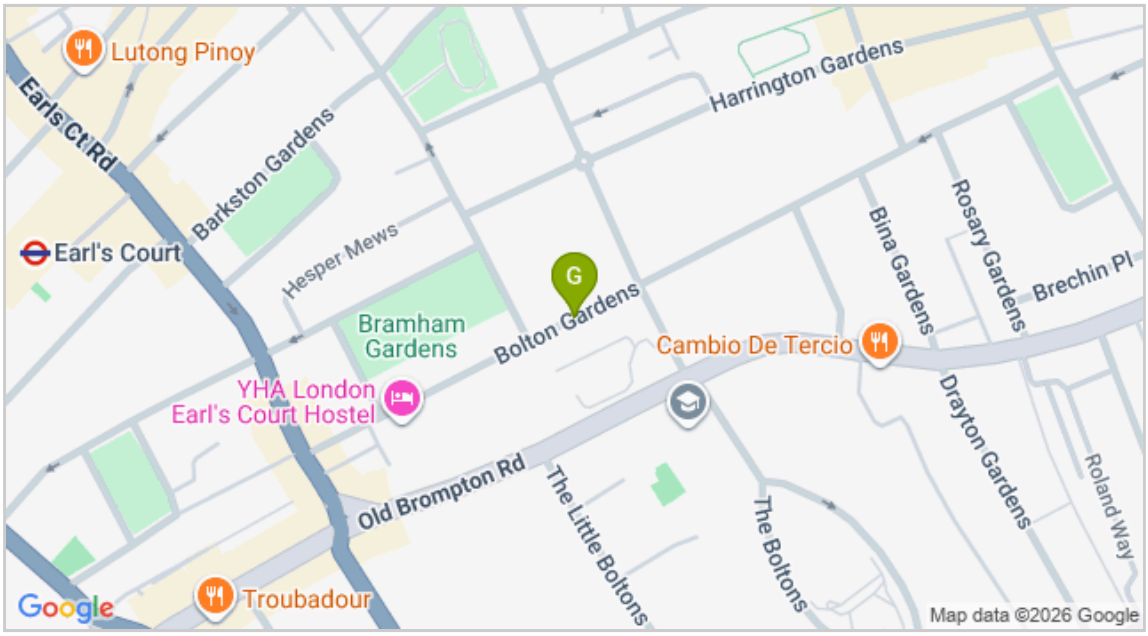


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



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