



BOLTON GARDENS LONDON SW5

INTRODUCTION

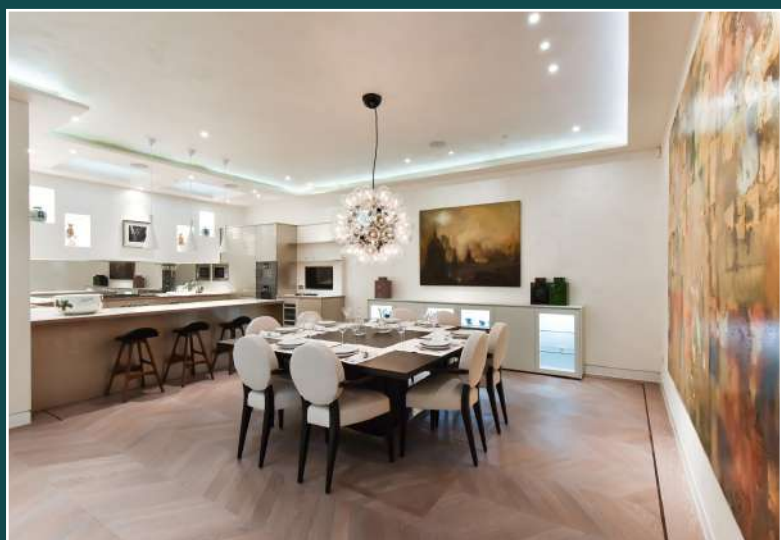
AN EXCEPTIONAL FREEHOLD HOUSE WHICH HAS UNDERGONE AN EXTENSIVE AND THOUGHTFUL REFURBISHMENT, PROVIDING THE PERFECT BALANCE BETWEEN COMFORT, LUXURY AND HOME TECHNOLOGY. HOME OFFICE, AIR CONDITIONING THROUGHOUT, CINEMA, JACUZZI AND STEAM ROOM TO NAME A FEW OF THE SPECIAL FEATURES OF THIS BEAUTIFUL PROPERTY. OUTDOOR TERRACE AND ACCESS TO DOG FRIENDLY BRAMHAM GARDENS.



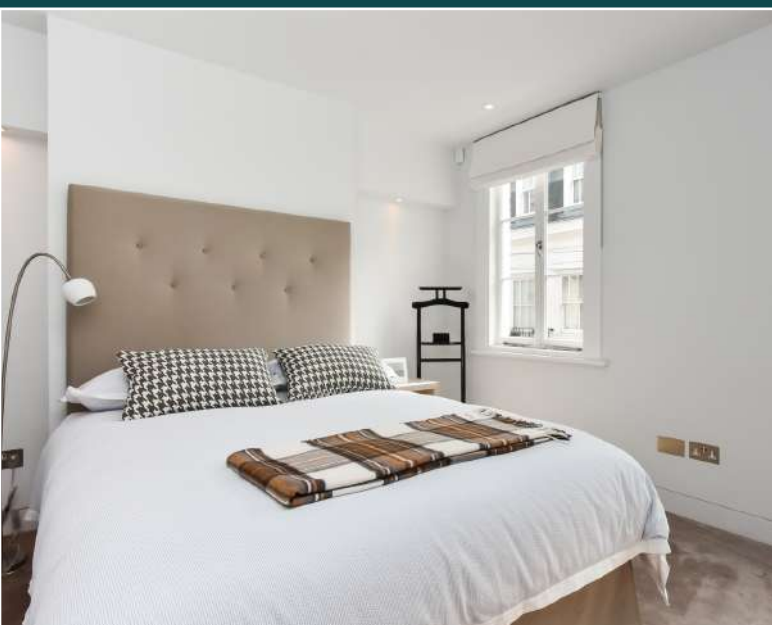
The lateral aspect combined with the generous size arched windows provide the property with excellent natural light throughout. In addition to the perfect balance of living and bedroom accommodation, the house also benefits from a 70 sq ft terrace, an ideal entertainment area and a dining room which seats up to twelve for dinner. Developed and designed by Annabella Nassetti and offering the optimum use of space combined with sophisticated materials and impeccable visual sense.

ACCOMMODATION

- Entrance hall • Reception room • Dining room/kitchen
- Principle bedroom suite with walk in wardrobe and bespoke en suite bathroom
 - Three further double bedrooms, and en suite shower room
 - Storage/utility room
 - Cloakroom
 - Large 1st Floor terrace
- Access to Bramham Gardens

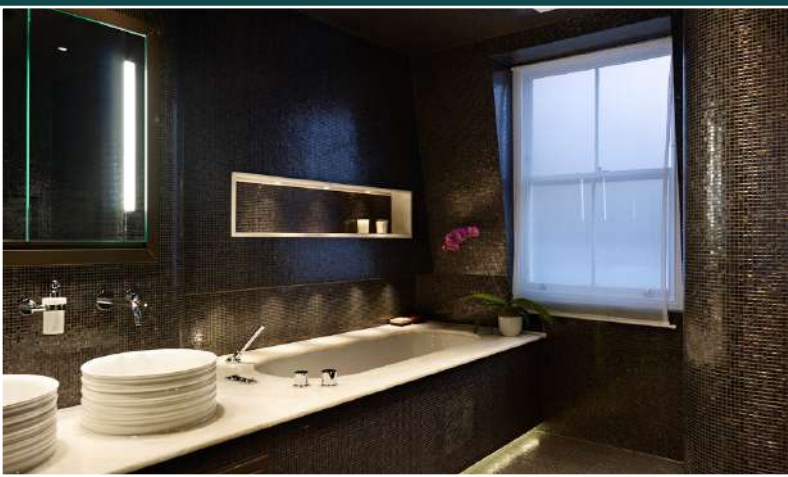


Control4 Automation system, state of the art home theatre with in floor gas fire, bespoke kitchen with Gaggenau appliances, air conditioning throughout, Lutron lighting and Lutron electric curtains; thereby providing for the latest in luxury living. 41 Bolton Gardens is one of four houses quietly situated on the south side of Bramham Gardens, for which access to the private garden square is available. It is perfectly positioned for the excellent transport links of Gloucester Road and Earls Court Underground stations along with the array of restaurants and amenities that the area has to offer.



GALLERY





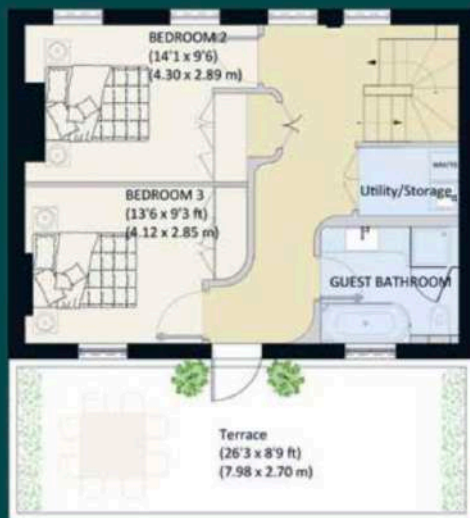
FLOORPLANS



Lower Ground Floor



Ground Floor



First Floor

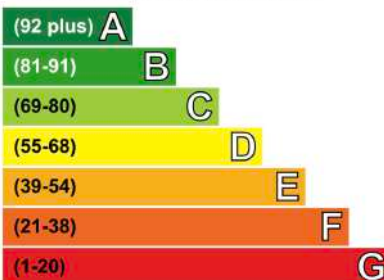


Second Floor

Approximate Gross Total Area 268.67 sq.m / 2892 sq.ft
 Approximate Gross Internal Area 223.89 sq.m / 2410 sq.ft
 Approximate Gross External Area 23.78 sq.m / 256 sq.ft
 Storage under 1.5 m head height 21 sq.m / 226 sq.ft

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
72	83

SPECIFICATIONS



SPECIFICATION

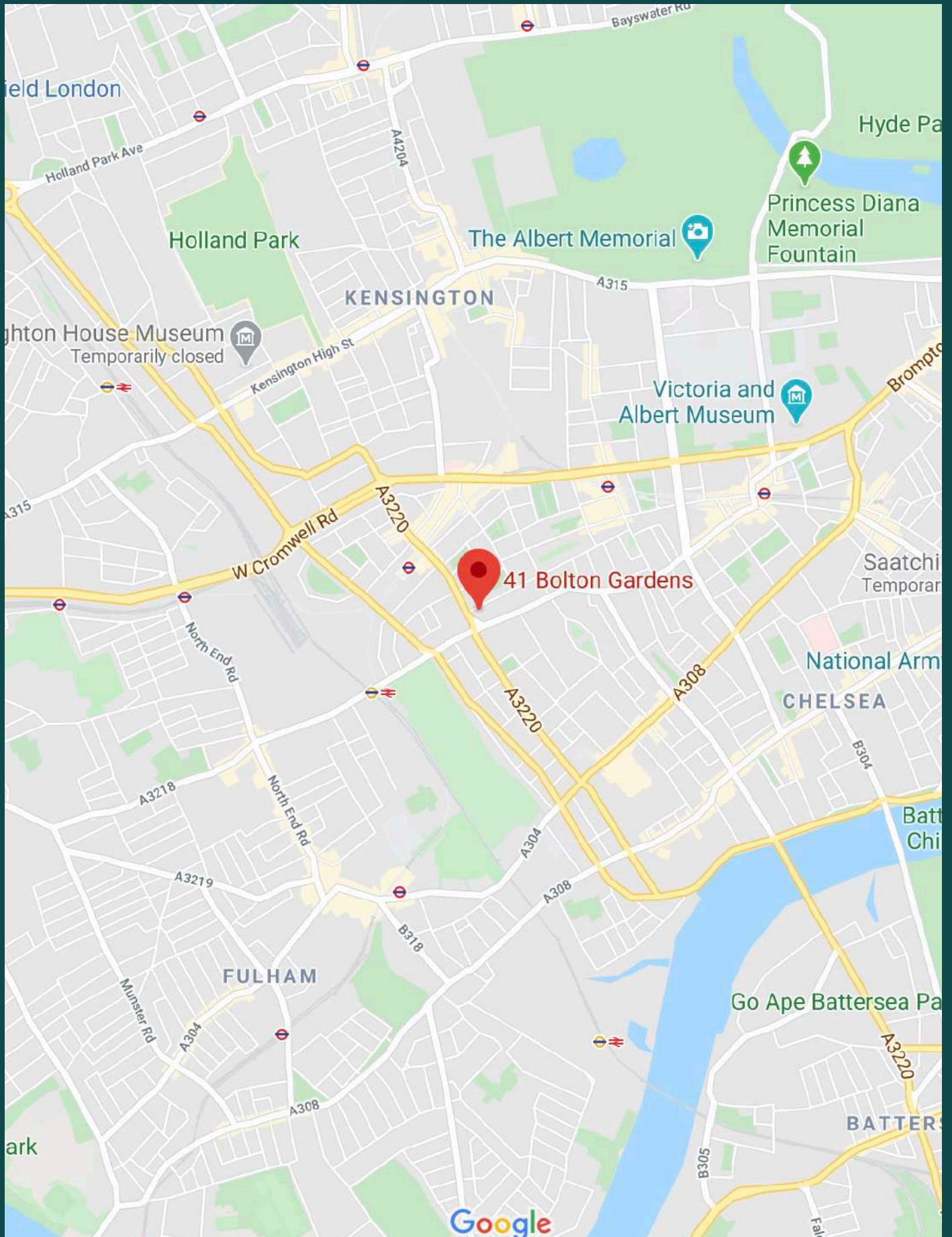
- Bespoke Italian marble and mosaics
- Bespoke Italian joinery
- Cassina and Minotti furniture
- Flos and Forcarini light fittings
- Parquet flooring to reception rooms and master bedroom
- Polished plaster
- Bespoke kitchen with Onyx worktop and Gaggenau appliances
- Lutron lighting and electric curtains
- Control 4 home automation system throughout
- Home theatre with 104" projection screen
- TV with automated picture lift
- Underfloor heating throughout

- Burglar alarm & entryphone system
- Air-conditioning throughout
- High pressure plumbing system, including softened water and purified drinking water
- Principle bedroom suite with steam shower, Jacuzzi and Aquavision TV
- Interior designed and developed by Annabella Nasseti

TERMS

- Tenure: Freehold
- Local Authority: The Royal Borough of Kensington and Chelsea
- Price on Application

LOCATION



CONTACT



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