



RUSSELL SIMPSON

Grand four-bedroom Freehold duplex flat with generous garden and off-street parking on exceptionally prestigious street

THE LITTLE BOLTONS
CHELSEA SW10

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£8,350,000

BEDROOMS 4	INTERNAL 3,061 SQ FT	OUTDOOR 2,381 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2	284 SQ M	EPC D	COUNCIL TAX Band H
BATHROOMS 3	AMENITIES Garage	TENURE Freehold	





The Property



Unusually large, lofty and light-filled family apartment in an impressive corner Victorian villa set back from the street.

Entering the flat on the raised ground floor, the front hall opens onto an exceptionally large living space. This includes an open-plan kitchen with a central island and a dining area, flowing through to a sitting area and study.

This superb space benefits from unusually high ceilings and elegant wooden floors. A broad bay window at the front and full-length French doors at the rear fill the room with natural light.



Indoor Spaces

On the lower ground floor, the principal bedroom includes a generous bathroom with twin showers and a dressing room. There are three more bedrooms and two more bathrooms, one of them ensuite. This floor also offers a convenient utility room.

The flat is presented in immaculate condition, with impressive interiors blending classical and contemporary design details. Thanks to its end-of-terrace position, side windows create a triple aspect and add to the sense of brightness and space throughout.



Russell Simpson

The Little Boltons







The Neighbourhood

The property includes a generous south-west facing garden with a lawn, planted borders and a paved area for outdoor dining. At the far end of the garden lies a garage with off-street parking that is currently being used as a home gym. The house is also set back from the street with a paved front garden giving added privacy.

The Boltons Conservation Area was laid out in the mid-nineteenth century as a new neighbourhood for London's grandest families. Many of its streets are lined with double-fronted Italianate mansions set back from the road. The width and scale of these properties means they have drawn many celebrated residents over the years – including actors, singers and politicians.

Today, the Little Boltons is among the most sought-after addresses in London. The area is well supplied with local private schools, while the restaurants and shops of Chelsea and South Kensington are within easy reach.

APPROXIMATE INTERNAL AREA

3,061 SQ FT / 284 SQ M

INCLUDING LIMITED USE AREA,
GYM/GARAGE, VAULT, BOILER ROOM
& OUTSIDE STORAGE

348 SQ FT / 32 SQ M

OUTSIDE AREA

2,381 SQ FT / 221 SQ M

Reduced head height below 1.5m



**RUSSELL
SIMPSON**

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