

Key Features

- Newly-refurbished one bed flat in Prime Chelsea area
- Bright and airy, south-facing reception room
- Separate fully-fitted kitchen
- Access to the communal balcony on the first floor
- Excellent location in the Fulham "Beach" area

Description

A stunning, newly refurbished one-bedroom apartment set on the second floor of this purpose-built building ideally positioned on the corner of Gilston Road and Fulham Road in a Prime Chelsea area. The property is exquisitely finished throughout and benefits from plenty of natural light. It comprises a light and airy, south-facing reception room with dedicated dining corner and solid wood floors, separate fully-fitted kitchen, spacious double bedroom with fitted wardrobes, and a modern family bathroom. The property also benefits from access to the lovely communal balcony set on the first floor of the building.

Situation

Bolton Lodge is conveniently located just off the ever popular Fulham Road area known as "The Beach" which is renowned for the abundance of local shops, bars and restaurants. The closest underground stations are both South Kensington and Gloucester Road (District & Circle and Piccadilly Lines).

**The flat is held on an 89 year lease, but this is currently in the process of being extended by a further 90 years, reducing any ground rent charges to nil.

**GILSTON RD, CHELSEA,
SW10**



A beautifully finished one bed flat in an ideal Chelsea location



Terms

Price: £675,000

Tenure: Leasehold 179 Years Unexpired

Service: £2573.65 Annually

Ground Rent: N/A

Local Authority/Council Tax: RBKC Band F £2,054.58

Viewing: Via M2 on 020 7043 8431

Parking: Residents Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
1-34	G		
Not energy efficient - higher running costs			
		75	81
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 50.4 sq m / 542 sq ft

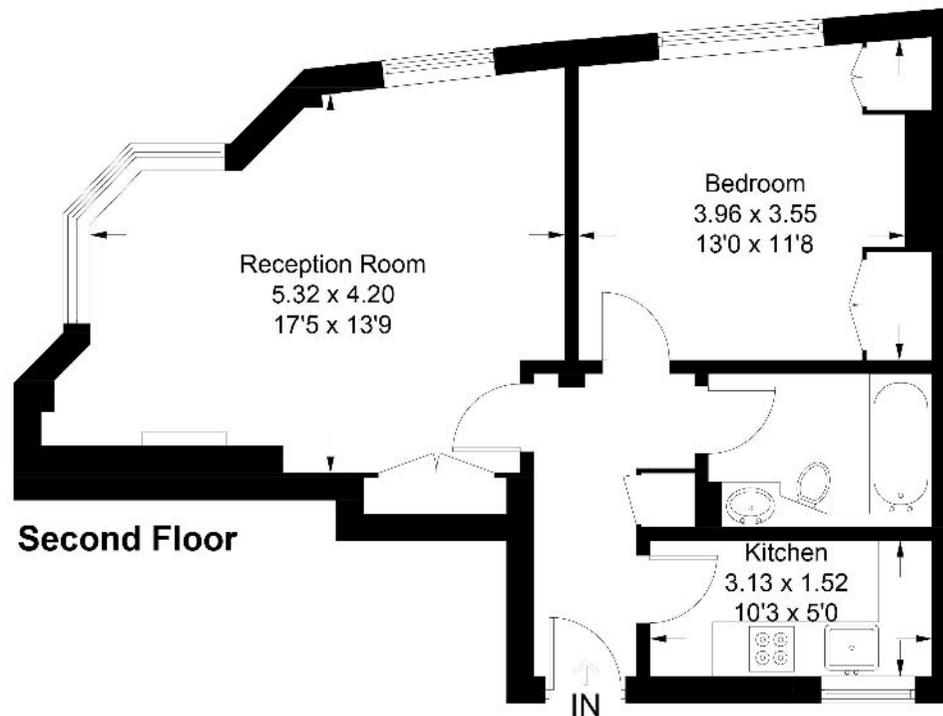


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