



Roland Gardens  
South Kensington, SW7

CHESTERTONS









A charming one bedroom apartment located in a superb location in South Kensington on Roland Gardens, benefitting from a modern en-suite and private balcony.

- One bedroom, fitted kitchen, Private balcony, First floor
- Ample storage, furnished, dishwasher, en-suite
- Excellent location, lovely views
- High ceilings, lots of natural light, close to South Kensington station

### £2,200 pcm

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

Energy Efficiency Rating		Current	Potential
90-100	A		
81-90	B		
69-80	C	74	80
55-68	D		
49-54	E		
41-48	F		
31-40	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England, Scotland & Wales

**Minimum Term:** 12 months  
**Deposit Required:** £2,538.46  
**Local Authority:** Kensington and Chelsea  
**EPC Rating:** C  
**Furnished**

### Chestertons South Kensington Lettings

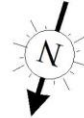
44-48 Old Brompton Road  
 South Kensington  
 London  
 SW7 3DY

[southkensingtonlettingsusers@chestertons.co.uk](mailto:southkensingtonlettingsusers@chestertons.co.uk)  
 02075891244

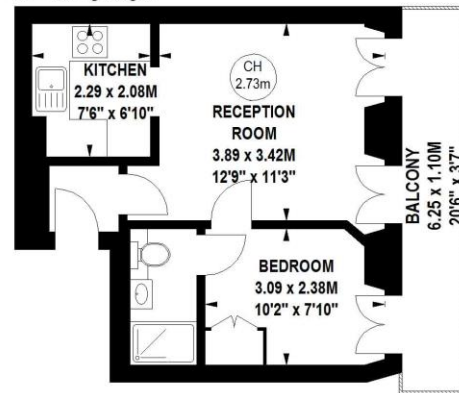
## Roland Gardens, SW7

Approximate gross internal area

334 sq ft / 31.03 sq m



Key :  
CH - Ceiling Height



### First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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