

**Rolandson Court  
Kilmorey Road  
St Margarets  
TW1 1QF**

£470,000

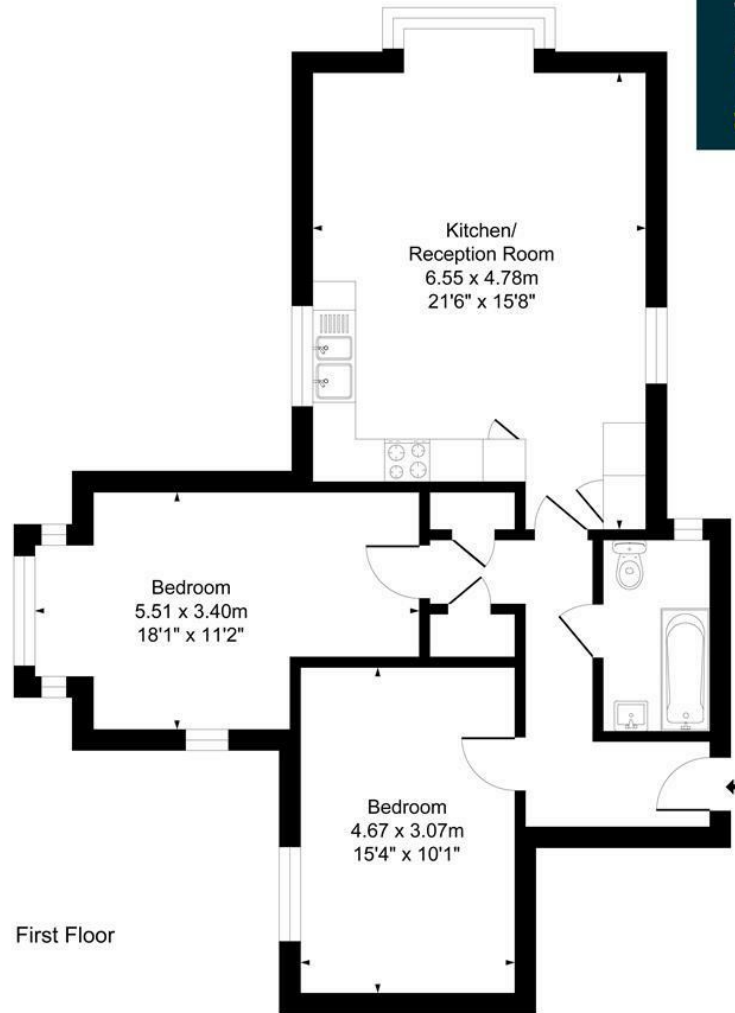
**ChaseBuchanan**



# Rolandson Court TW1

Approx. Gross Internal Floor Area  
76.4 Sq M - 823 Sq Ft

Chase Buchanan



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced By Esjay Property Marketing

Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs	A		
21-27kWh	B		
18-20kWh	C		
15-17kWh	D		
12-14kWh	E		
9-11kWh	F		
6-8kWh	G		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Desired
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
20-29tCO <sub>2</sub> e	B		
17-19tCO <sub>2</sub> e	C		
14-16tCO <sub>2</sub> e	D		
11-13tCO <sub>2</sub> e	E		
8-10tCO <sub>2</sub> e	F		
5-7tCO <sub>2</sub> e	G		

- Viewings accompanied by Chase Buchanan
- 823 sqft
- Modern condition throughout
- Prestigious development
- First floor
- Two double bedrooms
- Off street parking
- Yards from the River Thames
- Purpose built apartment

Welcome to Kilmorey Road, St Margarets - a prestigious development offering an excellent value for money opportunity to own a modern apartment. This property boasts a larger than average size with 823 sq ft of living space, perfect for those seeking a spacious home.

Situated on the first floor, this apartment features a reception room, two double bedrooms, and a family bathroom, providing ample space for comfortable living. The convenience of off street parking adds to the appeal of this property, ensuring you have a secure place for your car.

One of the standout features of this apartment is its proximity to the River Thames, offering picturesque views and the opportunity for leisurely strolls along the riverbank. The location not only provides a tranquil setting but also easy access to the vibrant surroundings of St Margarets.

Whether you are looking for a peaceful retreat or a convenient base close to local amenities, this property on Kilmorey Road ticks all the boxes. Don't miss out on the chance to own a piece of modern living in this sought-after area.

An appointment to view is highly recommended via the vendors' sole agent Chase Buchanan.

For more information or to book a viewing, please contact:

020 8744 2434

Chase Buchanan

124 St Margarets Road, St Margarets, TW1 2AA

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.