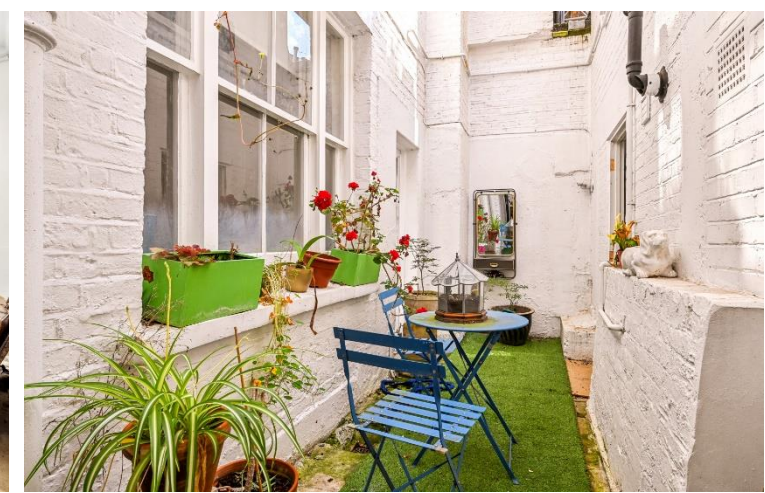




Roland Gardens  
South Kensington, SW7

CHESTERTONS





A beautiful three bedroom apartment situated on a quiet street, spread across circa 1360sqft. The property has been tastefully refurbished throughout and benefits from private outdoor space.

The property has been carefully thought-out and offers an exceptional use of space. The reception room offers excellent volumes, a wealth of natural light and superb living space.

There are three spacious double bedrooms that all offer practical space. The principle bedroom has excellent built in storage and a spacious ensuite.

Roland Gardens is charming quiet street ideally located to a host of boutique coffee and wonderful bars and restaurants.

- Three Bedrooms
- Private Patio
- Spacious Reception Room
- Sought After Address
- Refurbished Throughout

**Asking Price £1,375,000**

Energy Efficiency Rating		Current	Potential
100-92	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

**Tenure:** Leasehold - 97 years remaining

**Service Charge:** £3,325 p.a.

**Ground Rent:** £200 p.a. for the first fifty years of the term, £400 p.a. for the second fifty years of the term, £800 p.a. for the residue of the term

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax Band:** G

**Chestertons South Kensington Sales**

44-48 Old Brompton Road

London

SW7 3DY

southkensington@chestertons.co.uk

020 7589 1234

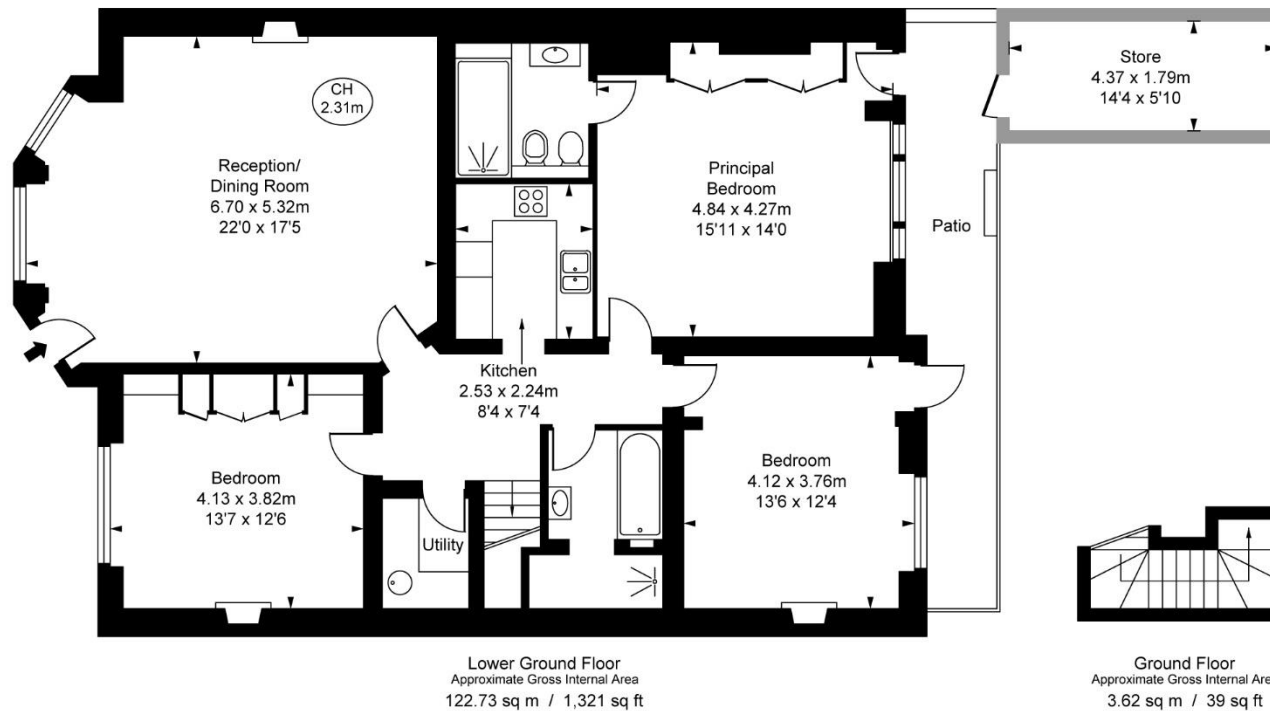
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# Roland Gardens, SW7

Approximate Gross Internal Area  
126.35 sq m / 1,360 sq ft  
Store  
7.82 sq m / 84 sq ft

Total Areas Shown On plan  
134.17 sq m / 1,444 sq ft

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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