



Roland Gardens
South Kensington, SW7

CHESTERTONS





An fantastic opportunity to acquire a three bedroom apartment offering impressive lateral space and superb versatility, quietly positioned on one of South Kensington's most desirable residential streets.

Beautifully proportioned throughout, the property features a generous reception room with an elegant bay window, wooden flooring and a charming fireplace, an ideal setting for both everyday living and entertaining. The accommodation includes a contemporary fitted kitchen, a spacious principal bedroom with en-suite bathroom, two further double bedrooms, and a stylish family bathroom. The apartment also benefits from extensive storage and a separate utility room. A particular highlight is the private patio garden to the rear with direct access to a large private store room. The property further enjoys dual access options, either via its own private entrance or through the main building, offering added flexibility and convenience. Situated on sought-after Roland Gardens, the home is moments from an array of boutiques, restaurants and amenities in South Kensington, Gloucester Road and the Fulham Road, with world-class museums and excellent transport connections close by.

- Three double bedrooms
- Private Patio
- Spacious Reception Room
- Sought After Address
- No onward chain

Asking Price £1,200,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	71	80
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Tenure: Leasehold 97 years
Service Charge: £3325
Ground Rent: £200
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

chestertons.co.uk

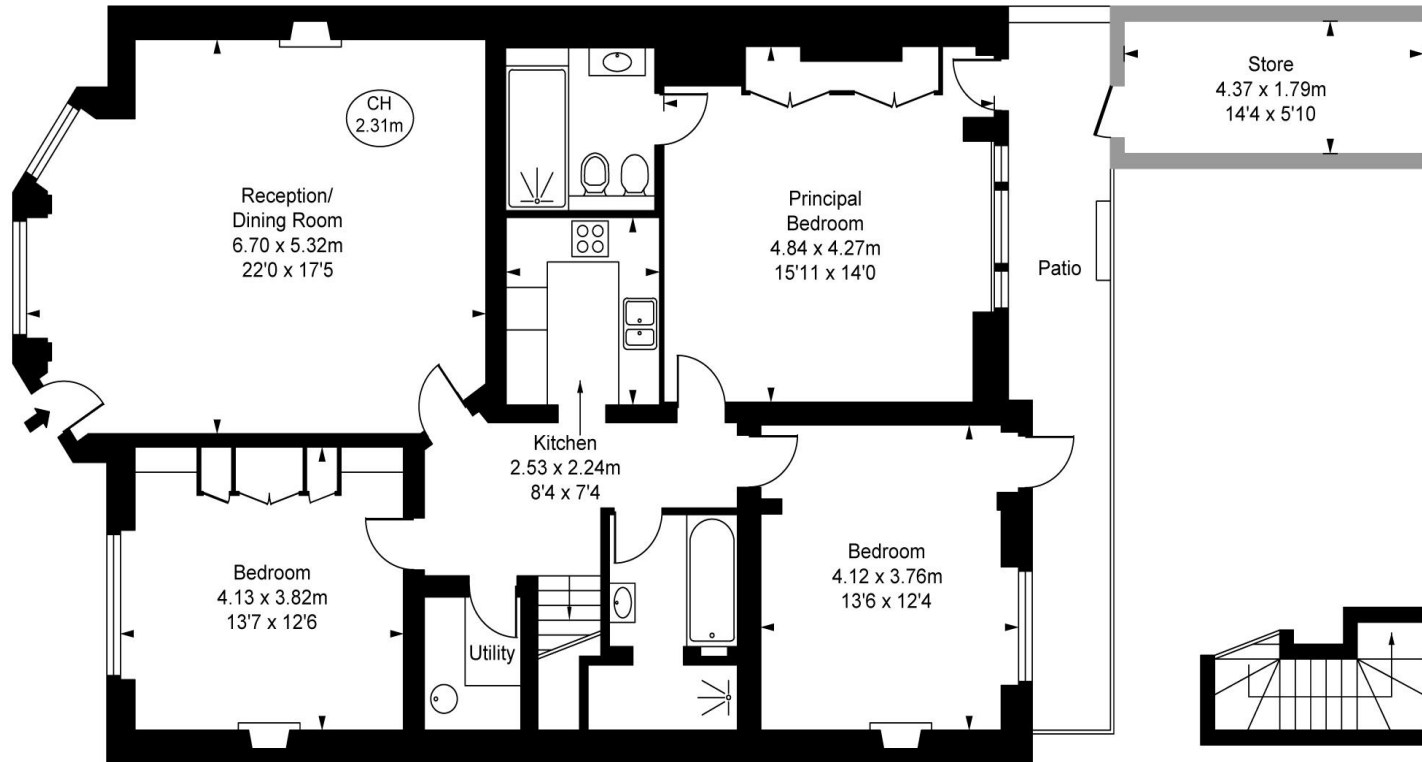
Roland Gardens, SW7

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)



Lower Ground Floor
Approximate Gross Internal Area
122.73 sq m / 1,321 sq ft

Ground Floor
Approximate Gross Internal Area
3.62 sq m / 39 sq ft

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.
© Fulham Performance

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable