



Roland Gardens  
South Kensington, SW7

CHESTERTONS









A beautifully presented two double bedrooms apartment offering generous and thoughtfully arranged living space, complete with a private roof terrace enjoying far-reaching views across South Kensington.

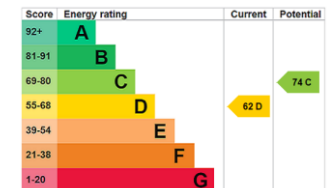
Set within a handsome period building, the apartment is flooded with natural light and finished to a high standard throughout. At the heart of the home is a striking vaulted reception and dining room with impressive ceiling height, ideal for both everyday living and entertaining. A staircase leads to a stylish eat-in kitchen with integrated appliances, excellent storage, and large windows opening directly onto the roof terrace, perfect for al fresco dining.

The accommodation comprises two spacious double bedrooms, each with bespoke wardrobes, including a principal suite with en suite shower room, a separate family bathroom, and a dedicated home office area with built in desk space. The property also benefits from wooden flooring throughout.

Roland Gardens is a quiet, residential street in the heart of South Kensington and gives easy access to the many shops, restaurants, and excellent transport links of Gloucester Road, South Kensington and Fulham Road

- Two double bedrooms, two bathrooms
- Wonderful reception room with vaulted ceilings
- Eat in kitchen
- Private roof terrace
- Air conditioning throughout

Asking Price £1,950,000



**Tenure:** Share of Freehold 957 years

**Service Charge:** £4000 pa + reserve fund contribution

**Ground Rent:** One peppercorn

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

**Council Tax Band:** H

**Chestertons South Kensington Sales**

44-48 Old Brompton Road

London

SW7 3DY


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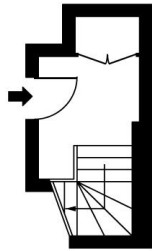
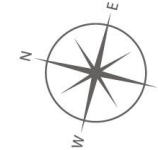
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**Roland Gardens, SW7**  
Approximate Gross Internal Area  
**113.00 sq m / 1,216 sq ft**

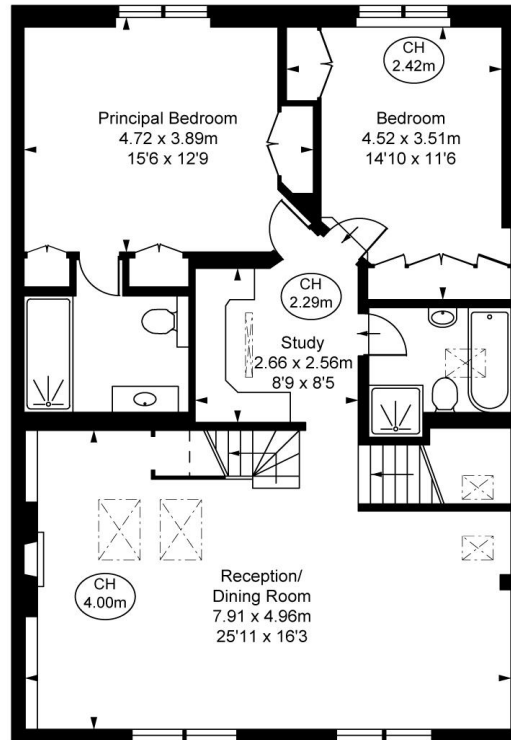
( Excluding Void )

( Including restricted height  
under 1.5m  )

( CH = Ceiling Heights )



**Second Floor**  
Approximate Gross Internal Area  
**5.06 sq m / 54 sq ft**



**Third Floor**  
Approximate Gross Internal Area  
**92.25 sq m / 993 sq ft**



**Fourth Floor**  
Approximate Gross Internal Area  
**15.69 sq m / 169 sq ft**

**FULHAM PERFORMANCE**  
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance

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