



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.

Asking Price £1,800,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		62 D	74 C

Tenure: Share of Freehold 957 years remaining
Service Charge: £4,000 p.a.
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

southkensington@chestertons.co.uk

020 7589 1234

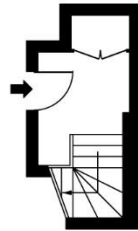
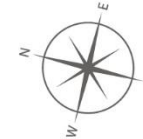
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Roland Gardens, SW7
Approximate Gross Internal Area
113.00 sq m / 1,216 sq ft

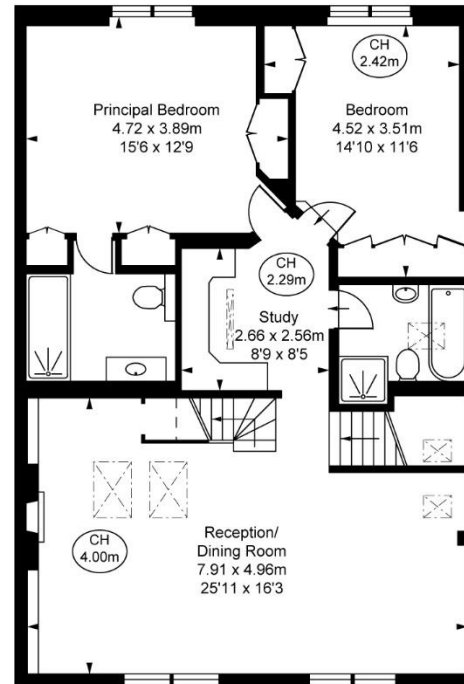
(Excluding Void)

(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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