



Roland Gardens
South Kensington, SW7





Stylish two double bedroom apartment with private patio garden in the heart of South Kensington

This beautifully presented two-bedroom apartment offers a perfect blend of period charm and modern living. Situated on the lower ground floor with its own private entrance, the property is in excellent condition throughout and boasts an abundance of natural light owing the large windows.

The apartment features a spacious reception room with ample space for dining, complemented by elegant wooden flooring and excellent built-in storage. The modern kitchen is both sleek and functional, fitted with integrated appliances.

Both bedrooms are well-proportioned, with the principal bedroom offering generous wardrobe space and serene views over the private garden. A contemporary bathroom completes the interior. A standout feature is the private patio garden, ideal for relaxing or entertaining and providing a tranquil outdoor space.

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
- Generous reception room with space to dine
- Private patio gardens
- Excellent condition throughout
- Private entrance

Asking Price £1,100,000

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		
		70 C	77 C

Tenure: Leasehold 143 years remaining

Service Charge: £4,360 p.a. (Includes reserve fund contribution)

Ground Rent: A peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

44-48 Old Brompton Road

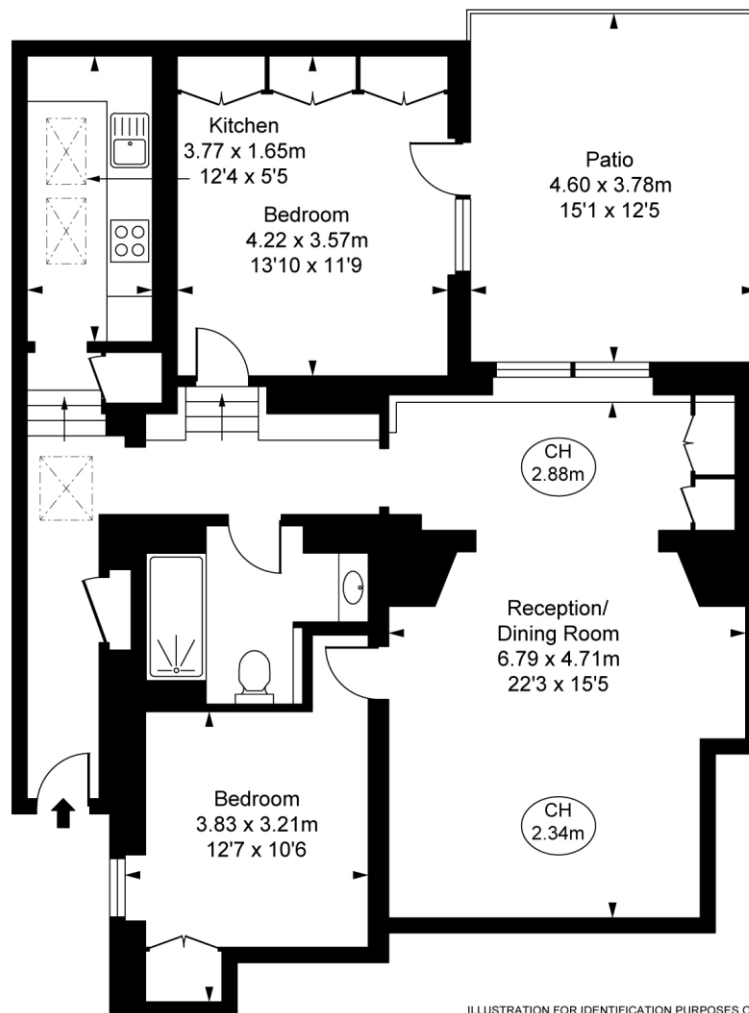
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**Roland Gardens,
South Kensington, SW7**
Approximate Gross Internal Area
90.30 sq m / 972 sq ft

(CH = Ceiling Heights)



Lower Ground Floor

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