



Roland Gardens
South Kensington, SW7

CHESTERTONS





Occupying the third and fourth floors of a handsome period building, this beautifully refurbished maisonette offers superb proportions, light and volume throughout.

Spanning approximately 1675sqft with private entrance on the first floor and the benefit of its own internal lift, this property has a wonderful sense of privacy and is complete with private roof terrace. The third floor hosts the three beautiful bedrooms, each with fitted wardrobes and wonderful natural light and two Italian Lusso stone bathrooms (one en-suite) finished with fluted Carrara marble tiles.

On the fourth floor you will find the most stunning reception room boasting high vaulted ceilings, bespoke cabinetry and space to dine. The bespoke open-plan Eggersmann kitchen, with Miele appliances seamlessly connects to the living area creating an elegant and sociable space. There are also double doors that open onto the private, decked, south-west facing roof terrace. In addition, there is a dedicated laundry area, excellent storage throughout, and air-conditioning.

The interiors have been exquisitely designed by West11 Design Ltd, with a focus on elegance, comfort, and modern sophistication, a truly exceptional home in the heart of South Kensington. Roland Gardens is ideally positioned for easy access to the many shops, cafes and restaurants of South Kensington, Gloucester Road and Fulham Road.

- Immaculate condition throughout
- Three double bedrooms
- Lift access from first floor
- Private roof terrace
- New roof with 10 year warranty

Asking Price £2,750,000

Tenure: Share of Freehold 997 years

Service Charge: £4500

Ground Rent: £0

Local Authority: Royal Borough Of Kensington & Chelsea

Council Tax Band: H

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Approx. gross internal area 1675 Sq Ft. / 156.6 Sq M.
Approx. gross internal area 72 Sq Ft. / 6.7 Sq M. Eaves Storage
Approx. gross area of Roof Terrace 74 Sq Ft. / 6.9 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.rayco.london - +44 7793 974 209

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