



# RAISED GROUND FLOOR SPACIOUS STUDIO FLAT

Raised Ground Floor, Studio Flat with Mezzanine Sleeping Area, London, SW7

NOTE THAT THE FOLLOWING BILLS ARE INCLUDED: Council tax, water rates, gas and electricity. AVAILABLE TO MOVE IN FROM END OF APRIL/BEGINNING OF MAY and with high ceiling and mezzanine bedroom area as well as a smart modern open plan kitchen. Note that the entire building facade has recently undergone a complete refurbishment. There is a live-in housekeeper that looks after the building. PLEASE CALL OR EMAIL NOW TO BOOK AN APPOINTMENT.





## ACCOMMODATION

Accommodation: Open plan reception/kitchen: Bathroom: Mezzanine floor bedroom:  
Good storage: Bills included EPC rating D

## LOCATION

Roland Gardens is within easy reach of a wide variety of high end shops and facilities of South Kensington, the shops of Gloucester Road and the Old Brompton Road, and within walking distance of Kensington Gardens and Hyde Park. With direct links via the London Underground from nearby Gloucester Road and S.Kensington stations to the City, the West End and Heathrow, the apartment also benefits from excellent connections via the A4, M4 and M25 and is close to the extensive cycle network linking the area to the West End and City through London's parks.





Terms

Price: £500 Per Week

Terms Deposit: £2,500

Council Name RBKC

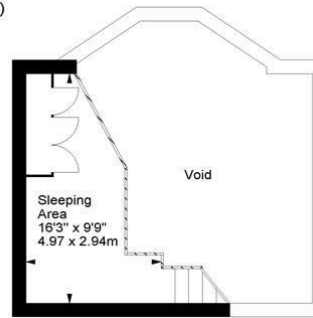
Council Tax Included

## Roland Gardens, SW7

Key :  
CH - Ceiling Height



Approx. Gross Internal Area  
502 Sq Ft - 46.64 Sq M  
(Including Sleeping Area)

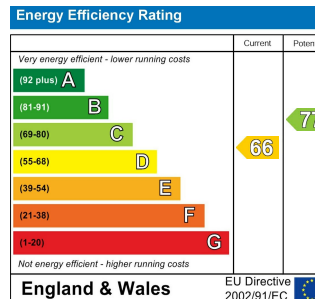


Mezzanine



Ground Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



## FEATURES

- High ceilings
- Superb locations
- Close to stations
- Bright outlook
- Very spacious



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