



# IMPECCABLE FINISHING APPLIED TO STATE OF THE ART DESIGN

**BRAND NEW STATE OF THE ART REFURBISHMENT:** Nestled in this prestigious area of South Kensington, this charming flat on Roland Gardens offers a delightful blend of comfort and elegance. With two well-proportioned bedrooms, this residence is perfect for both individuals and couples seeking a sophisticated lifestyle.

The property features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home. The natural light that floods this area creates a warm and inviting atmosphere, making it a wonderful space to relax or host gatherings.

Accompanying the bedrooms are two state of the art bathrooms, designed flawlessly with contemporary fixtures and finishes, ensuring a rich and unique experience.

Living in South Kensington means you are surrounded by a wealth of cultural attractions, including museums, galleries, and an array of fine dining options. The area is well-connected by public transport, making it easy to explore the rest of London.

This flat on Roland Gardens is not just a home; it is a lifestyle choice in one of the most sought-after locations in the capital. This property presents an excellent opportunity to enjoy the best of city living.







## ACCOMMODATION

Large High Ceilinged Open Plan Reception/Bespoke Made to Order Kitchen with Waterfall Stone Breakfast/Dining Bar: Two Double Bedrooms with Exquisite Bespoke Wardrobes: Two Phenomenal Bathrooms (The En-Suite is Cutting Edge Design, the Main Bathroom With Deep Luxury Cupboard)

## LOCATION

Roland Gardens is a superb South Kensington Address. Quiet yet central, within walking distance to so much in the way that is convenient and amenity rich. In the heart of South Kensington, offering residents a peaceful retreat amidst the vibrant city, perfect for relaxing. Located near Onslow Gardens, one of London's most prestigious residential areas, Roland Gardens offers a prime address with easy access to the chic boutiques, fine dining, and cultural landmarks of South Kensington. The area is well-connected, with excellent transport links and proximity to renowned schools, making it a desirable location for families and professionals alike.







CALL OR EMAIL NOW TO ENQUIRE FURTHER / BOOK AN APPOINTMENT TO VIEW



## Terms

**Price: £7,000 Per Month**

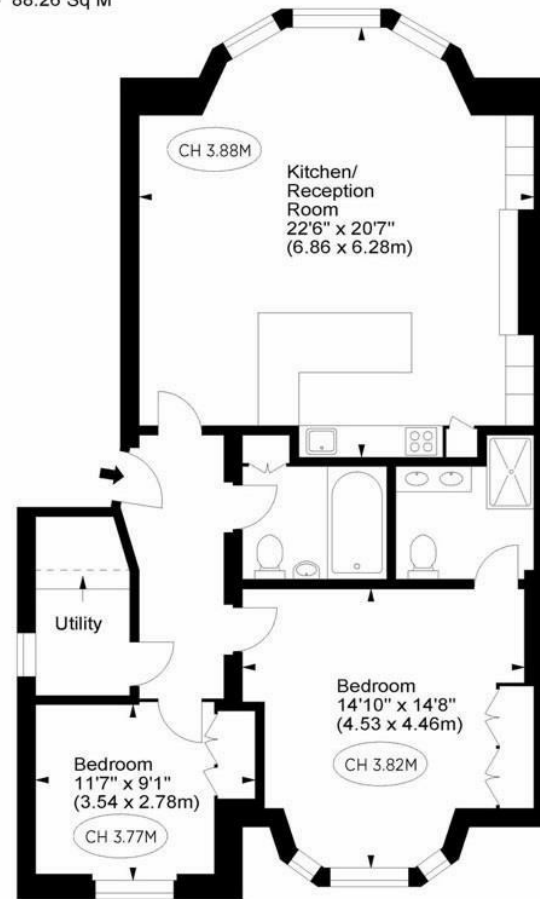
**Deposit: £9,690**

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

**Council Tax Band: G**

## Roland Gardens, SW7

Approx. Gross Internal Area  
950 Sq Ft - 88.26 Sq M



Raised 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## FEATURES

- Brand New Refurbishment Featuring Phenomenal Execution and Cutting Edge Design
- High Ceiled Reception up to 3.8 M with Bay Window
- Statement Kitchen with Waterfall Design Stone Work Top & Boiling Tap Full Size with Extensive Storage
- Double Glazing Throughout with New England Shutters to Reception
- Beautifully Designed and Impeccably Finished State of the Art Bathrooms
- Designer Integrated Fully Fitted Wardrobes for those with Impeccable Taste
- Wooden Flooring Throughout with Victorian Tiling to Entrance Hall of Apartment
- Utility Room Space for Housekeeping
- Cleverly Designed Bathroom Storage Cupboard Utilising Elegant Materials
- High EPC rating



**0207 370 4343**

<https://www.white-estates.co.uk/>

[sk@white-estates.co.uk](mailto:sk@white-estates.co.uk)

176 Old Brompton Road, London, SW5 0BA