



Roland Gardens, South Kensington SW7



# Roland Gardens, South Kensington SW7

A beautifully presented and thoughtfully designed one bedroom apartment located on the top floor of a desirable Victorian building on Roland Gardens SW7. This is an exciting opportunity to acquire a delightful residence with a west-facing decked roof terrace benefiting from all-day sun.

The well-proportioned accommodation offers a bright and inviting open-plan kitchen and reception area, perfect for modern living and entertaining. A terrace extends seamlessly from the living space, providing an ideal space for al fresco dining.



**Asking price:** £750,000

**Tenure:** Leasehold: approximately 144 years remaining

**Service charge:** approximately £3,332 per annum (£1,750 reserve fund contributions), reviewed every year, next review due 2026

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** F









The bedroom benefits from ample storage and natural light, while a stylish bathroom completes this delightful home. Ideally situated in a sought-after location, this apartment presents a wonderful opportunity for contemporary living.

The property further benefits from access to undemised loft space for excellent storage.

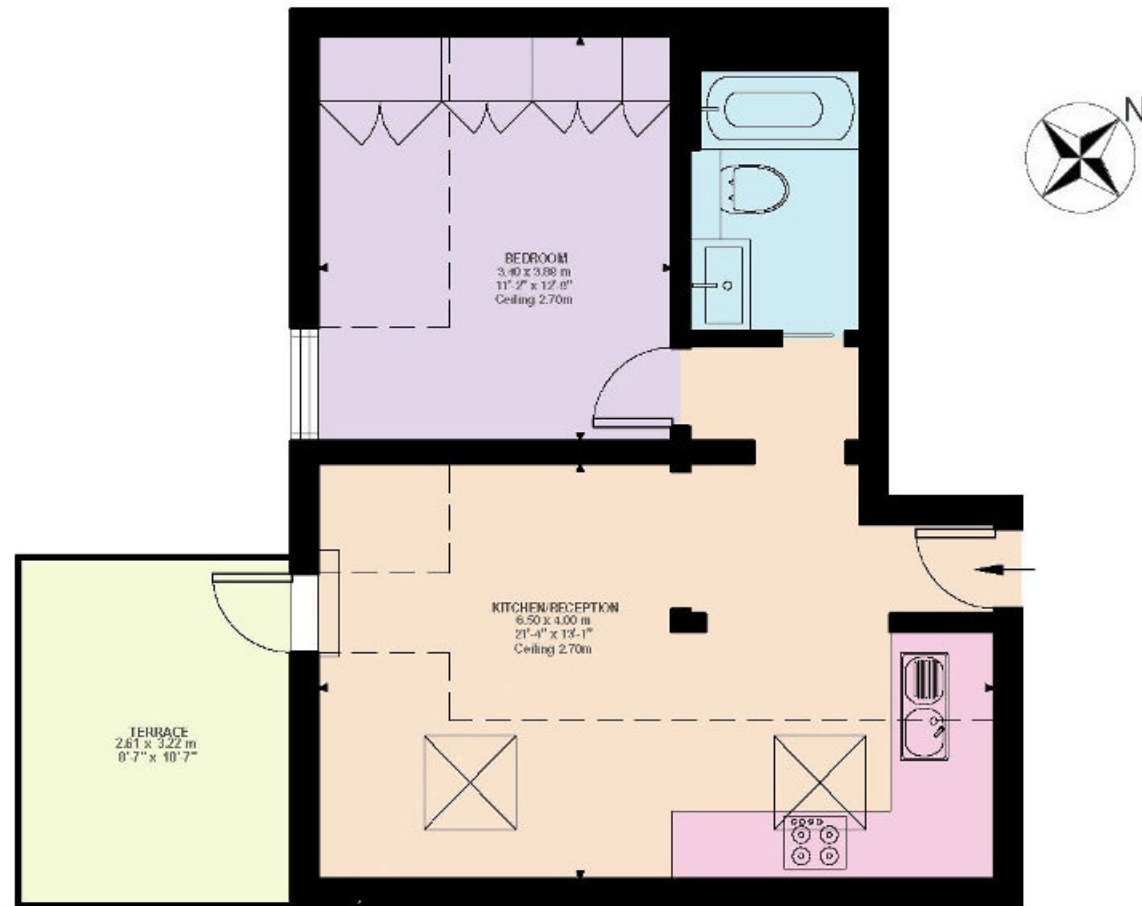
Roland Gardens is a prominent residential address in South Kensington between Old Brompton Road and Fulham Road. Closely situated are several highly regarded schools and an excellent choice of restaurants, cafes and bars. Gloucester Road and South Kensington underground stations are located nearby.



## Roland Gardens SW7

Approximate Gross Internal Floor Area  
45.79 SQ.M / 493 SQ.FT

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Third Floor  
493 ft<sup>2</sup>

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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