



Roland Gardens, South Kensington **SW7**

---



# Roland Gardens, South Kensington SW7

A beautifully presented two bedroom garden apartment situated in a handsome Victorian building on a prime residential street in South Kensington SW7.

Entering via its own front door, the apartment features an expansive reception room that serves as the heart of the property. It offers elegant proportions, an attractive fireplace and double French doors that open out onto the paved garden.

•We have not been able to confirm the service charge and ground rent details. Please ensure you or your advisors make your own enquiries.•



**Asking price:** £1,450,000

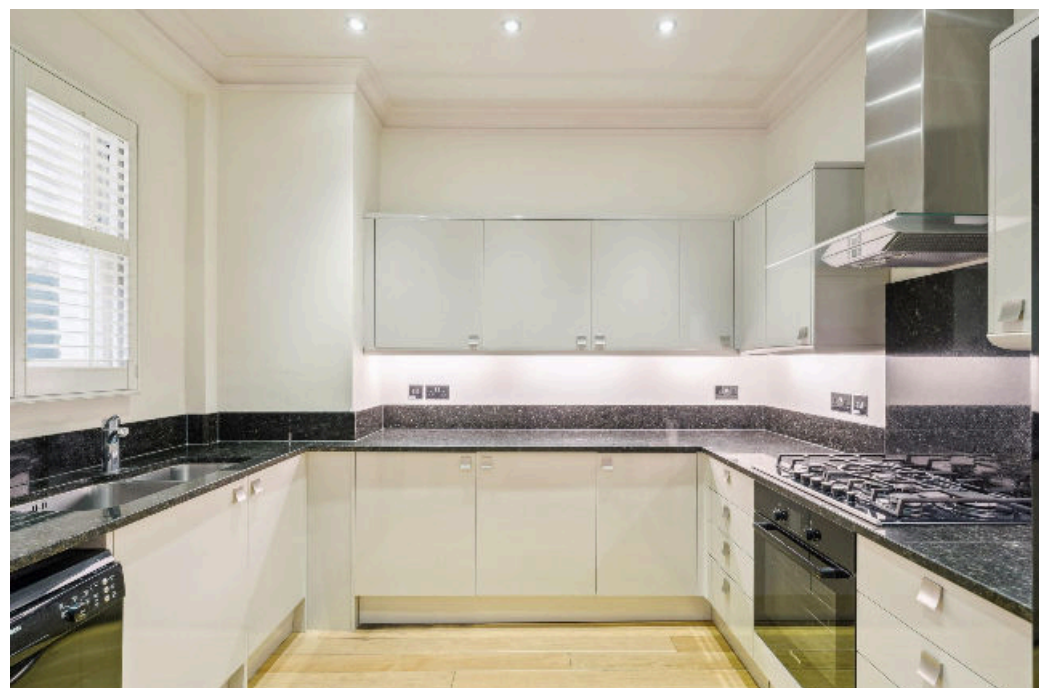
**Tenure:** Leasehold: a new lease will be granted for 125 years upon completion

**Service charge:** •Proportional Building Service Charges: To be confirmed.

**Ground rent:** •Ground Rent: Nominal or peppercorn, to be confirmed.

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

**Council tax band:** G









Adjacent is a well-appointed kitchen, including integrated appliances, a smart hob, ample cabinetry and plenty of worktop space. The two generously sized bedrooms are positioned towards the front of the property, including original period fireplaces, with the principal bedroom also benefiting from floor-to-ceiling fitted storage. The layout is further enhanced by additional cupboard storage and a stylish bathroom, conveniently located near the bedrooms off the hallway.

A highlight of this property is the paved garden, perfect for al fresco dining and entertaining. A separate garden room provides additional storage or space for a home office. This exceptional apartment seamlessly combines period charm with modern convenience, making it a delightful home in a prime location. Roland Gardens is a peaceful residential address which is just situated off Old Brompton Road. Gloucester Road tube station (District, Circle and Piccadilly lines) is within 0.3 miles, whilst South Kensington (District, Circle and Piccadilly lines) is within 0.4 miles. All distances given are approximate. NB. some photos use CGI for illustrative purposes only.

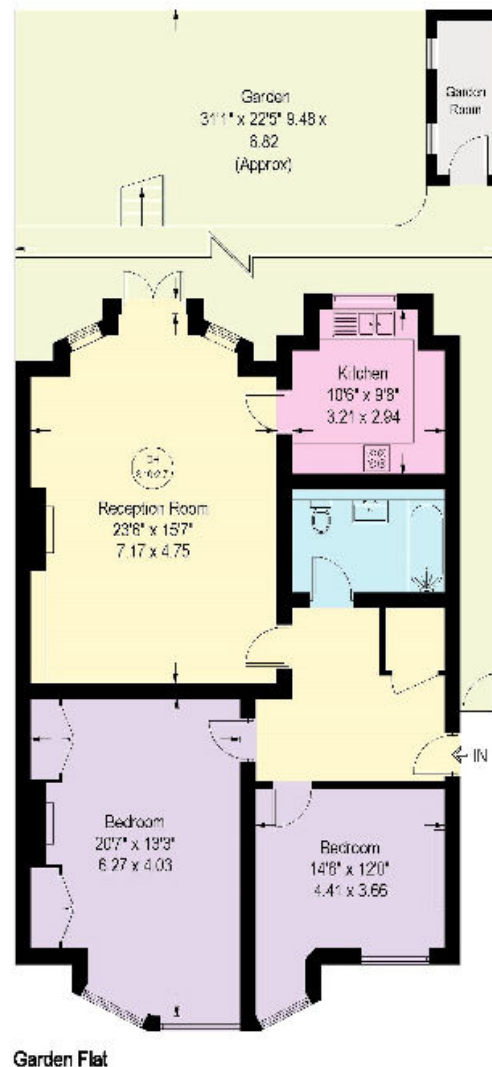


## Roland Gardens SW7

Approximate Gross Internal Area = 1,138 sq ft / 105.72 sq m  
(Includes Garden Room)

Garden Room  
62 sq ft / 5.76 sq m

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.



**Knight Frank**

**South Kensington Sales**

160 Old Brompton Road

London

SW5 0BA

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Jordanna Mancina**

020 3892 3573

[jordanna.mancina@knightfrank.com](mailto:jordanna.mancina@knightfrank.com)



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated January 2025. Photographs and videos dated January 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.