



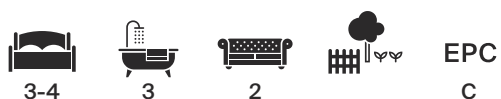
Roland Way, South Kensington SW7



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A three/four bedroom, three bathroom house quietly positioned in a private gated mews on a prime address in SW7.

Entering on the ground floor, there is a large reception room situated to the rear, enjoying an open and spacious design with sliding doors leading out to a private garden, a space perfect for entertaining and al-fresco dining. A well-appointed modern kitchen sits off the reception room, featuring integrated appliances, an intelligent hob and pristine countertops, providing a clean and minimalistic aesthetic.

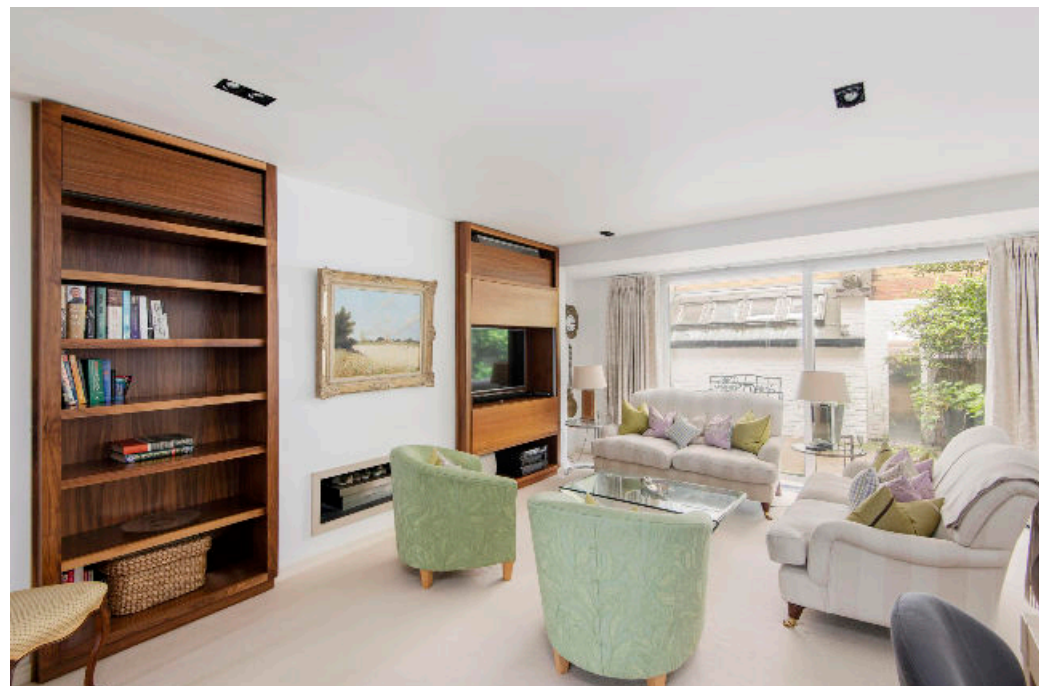


Asking price: £2,795,000

Tenure: Leasehold: approximately 962 years remaining

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



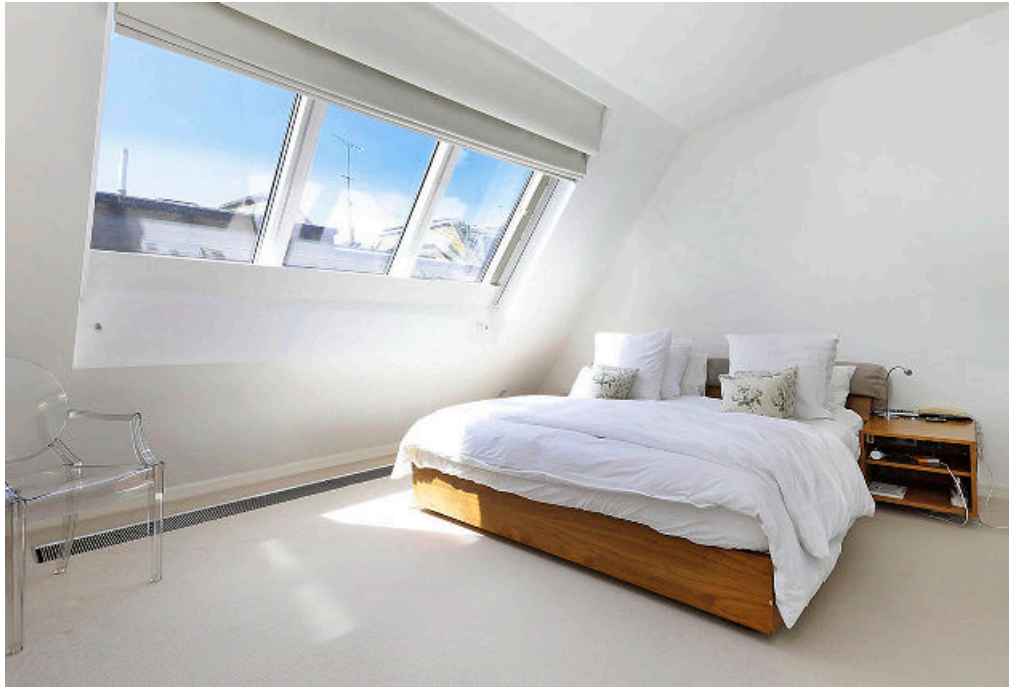
Upstairs, there are two double bedroom suites with ample storage and one having an en suite with a bath. There is also an additional bathroom on this level with a shower. The principal suite is situated on the top floor, benefiting from an en suite bathroom.

On the lower ground floor, there is a well-planned media room/bedroom and utility space. The property has an exceptional double garage providing an excellent use of storage and can be accessed via a slip road to the rear of the mews.

The house measures to approximately 2,115 sq ft and has a long lease with approximately 964 years remaining.

Roland Way is a picturesque gated mews located behind Roland Gardens and is well located for both Gloucester Road and South Kensington underground stations as well as the shopping amenities of the Fulham Road.

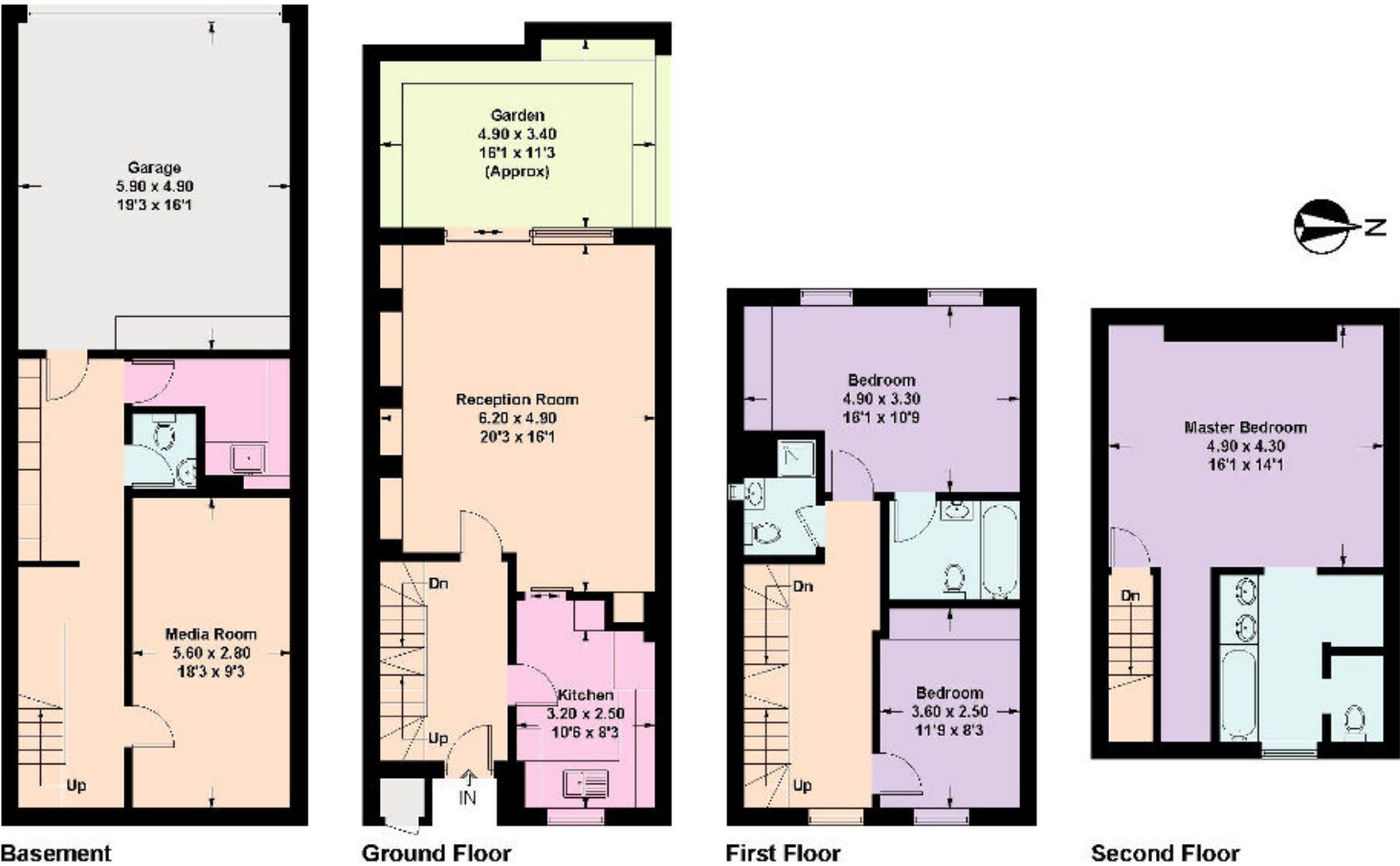




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Approximate Floor Area = 195 sq m / 2115 sq ft

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.



Knight Frank

South Kensington Sales

160 Old Brompton Road

London

SW5 0BA

knightfrank.co.uk

We would be delighted to tell you more

Rebecca Higgins

020 7871 4120

rebecca.higgins@knightfrank.com

Jordanna Mancina

020 3892 3573

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.

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Particulars dated September 2024. Photographs and videos dated October 2022.

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