



Roland Way, South Kensington SW7



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A three bedroom freehold house, discreetly positioned on a gated cobbled Mews in SW7. This mews house offers a blend of modern sophistication and classic elegance across four thoughtfully designed floors with lift access.

Upon entering on the ground floor, there is a bright and spacious reception room. The layout features elegant wooden flooring and large windows that flood the room with natural light. Adjacent to the reception area is a fitted study, perfect for a home office. This floor also benefits from a conveniently located cloakroom.

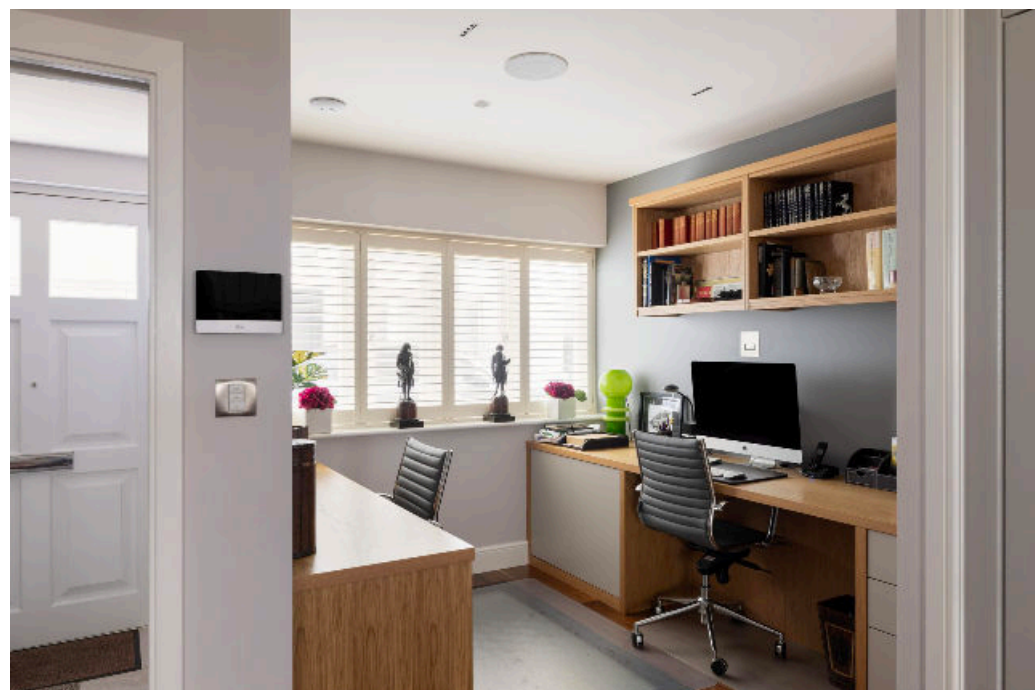


Asking price: £3,650,000

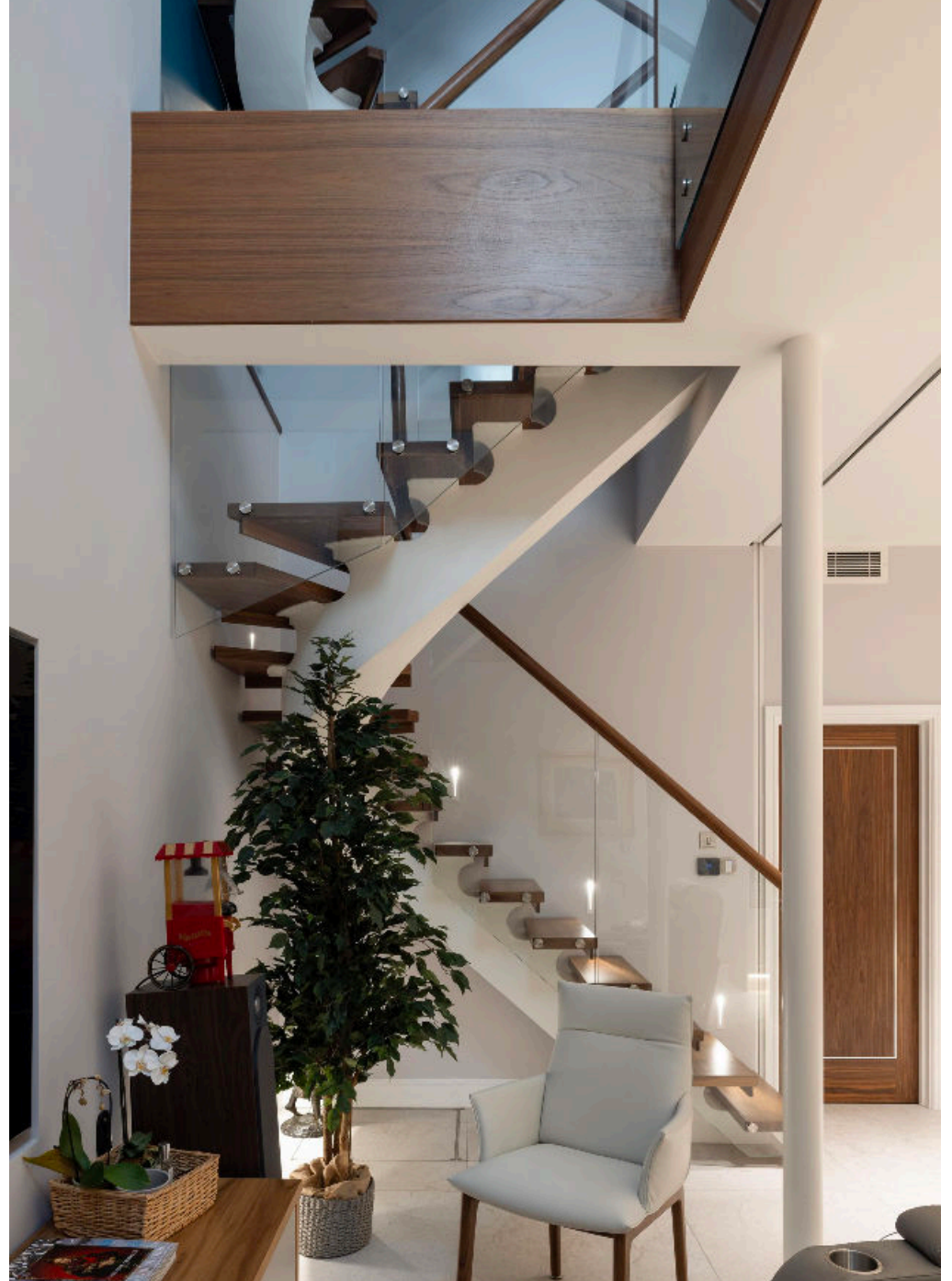
Tenure: Available freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H



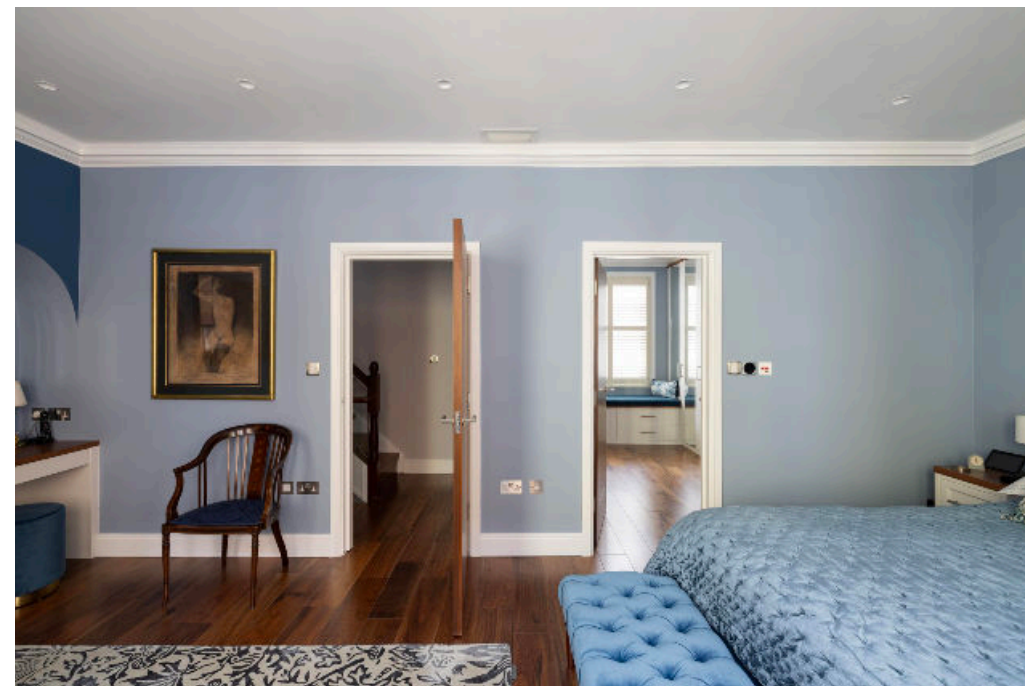


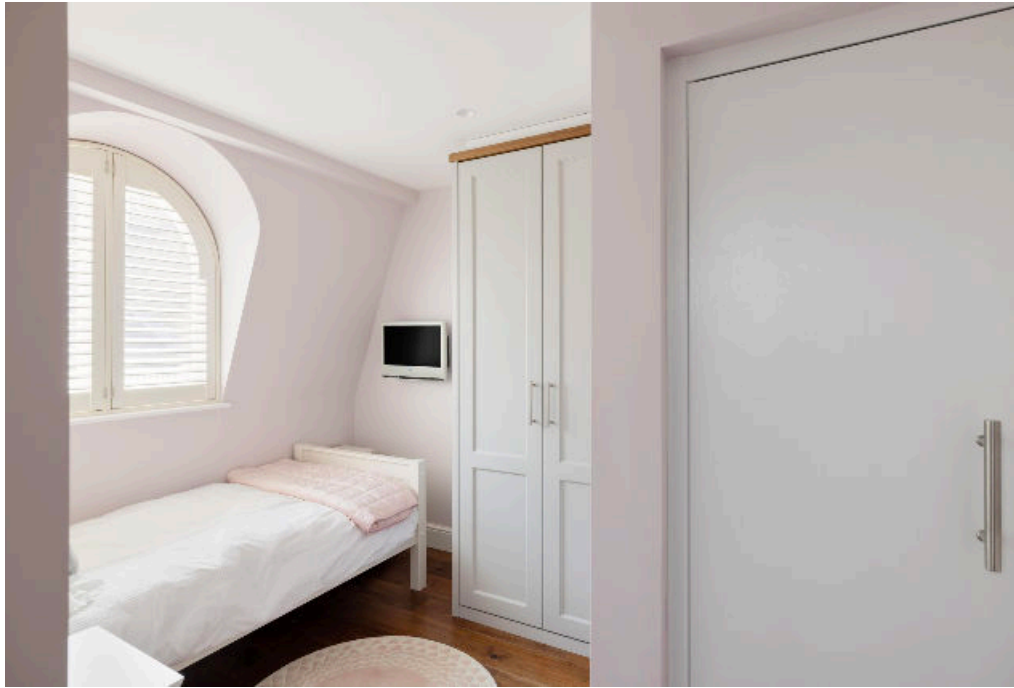


The lower ground floor is home to a generous open-plan reception room and kitchen area, providing an ideal space for both entertaining and day-to-day living. The well-appointed kitchen features an island and is equipped with integrated appliances and ample storage, with an adjoining dining room. A utility room and guest WC complete this floor.

The first floor is entirely dedicated to the principal bedroom, which includes a Juliet balcony, a dressing room with ample storage, and an en suite with a walk-in shower. Upstairs, there is another double bedroom with plenty of storage, as well as an additional bedroom that could be used as a dressing room bedroom, if desired. There is also a family bathroom on this floor with a separate bath and walk-in shower.

The property further benefits from an exemplary decked roof terrace, offering sweeping views and an ideal setting for al fresco dining and entertaining.







Additional features include a private lift servicing all floors, a plant room, and an outside store. This property represents a rare opportunity to own an exceptional residence on a gated cobbled mews.

Roland Way is located parallel to, and one street west of Roland Gardens, which runs south off Old Brompton Road. It enjoys a unique and tranquil village-like atmosphere, and benefits from the many shops and restaurants this area has to offer. The property is within walking distance of South Kensington and Gloucester Road underground stations.



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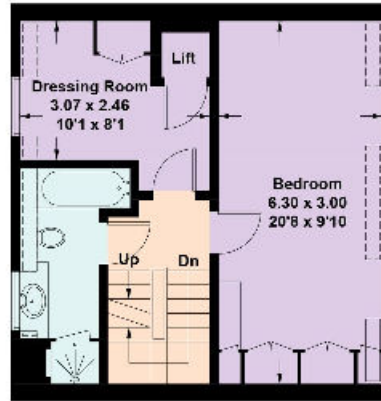
Approximate Floor Area = 176.8 sq m / 1903 sq ft (Excluding Void)

Outbuilding = 0.7 sq m / 7 sq ft

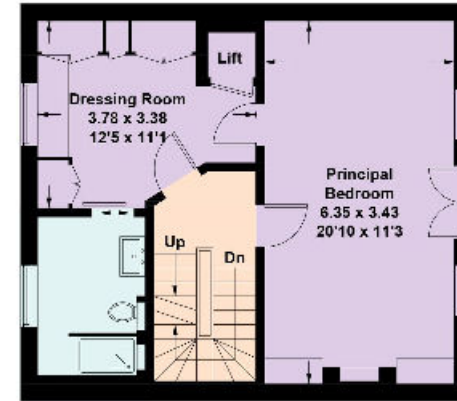
Total = 177.5 sq m / 1910 sq ft

Including Limited Use Area (3.0 sq m / 32 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.



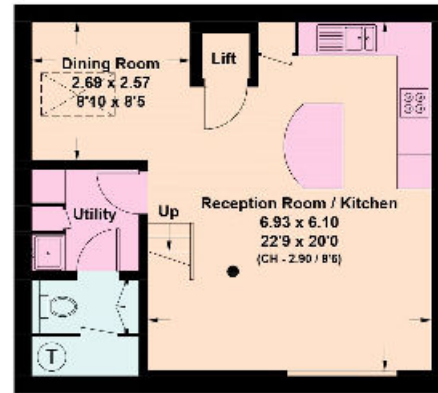
Second Floor



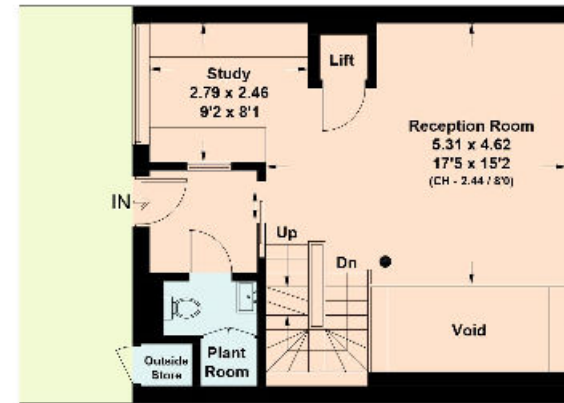
First Floor



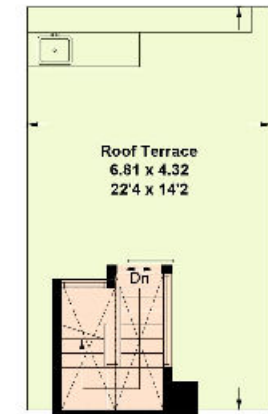
- Reduced head height below 1.8m



Lower Ground Floor



Ground Floor



Third Floor

Knight Frank

South Kensington

160 Old Brompton Road

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We would be delighted to tell you more

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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 September 2024.

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