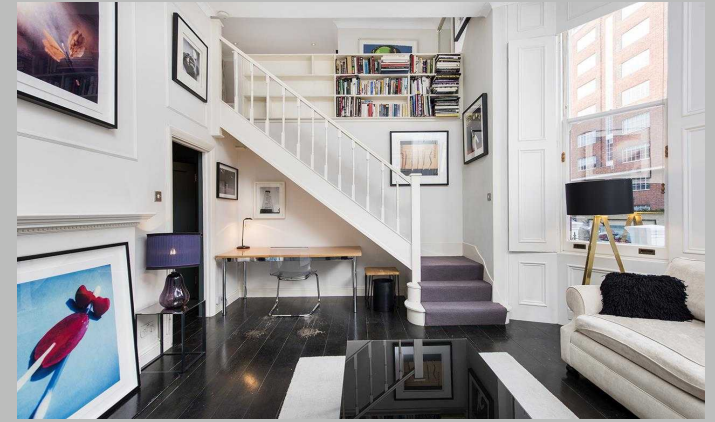
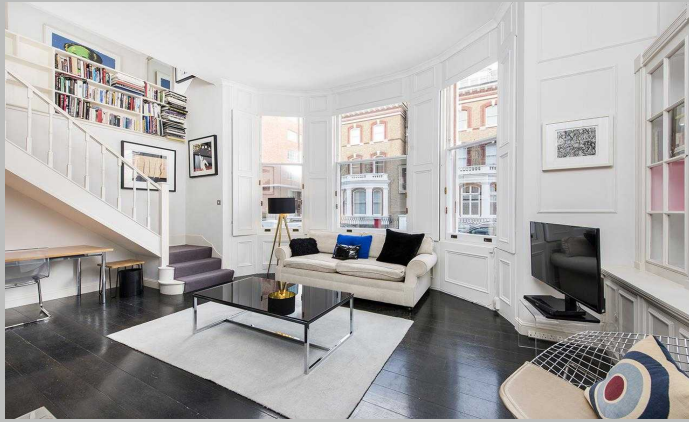


# ROLAND GARDENS, SOUTH KEN, SW7





### Key Features

- Stunning, superbly interior-designed one bedroom flat
- Newly refurbished throughout to the highest standards
- Contemporary kitchen
- High ceilings and large bay window
- Located in the heart of South Kensington

### Description

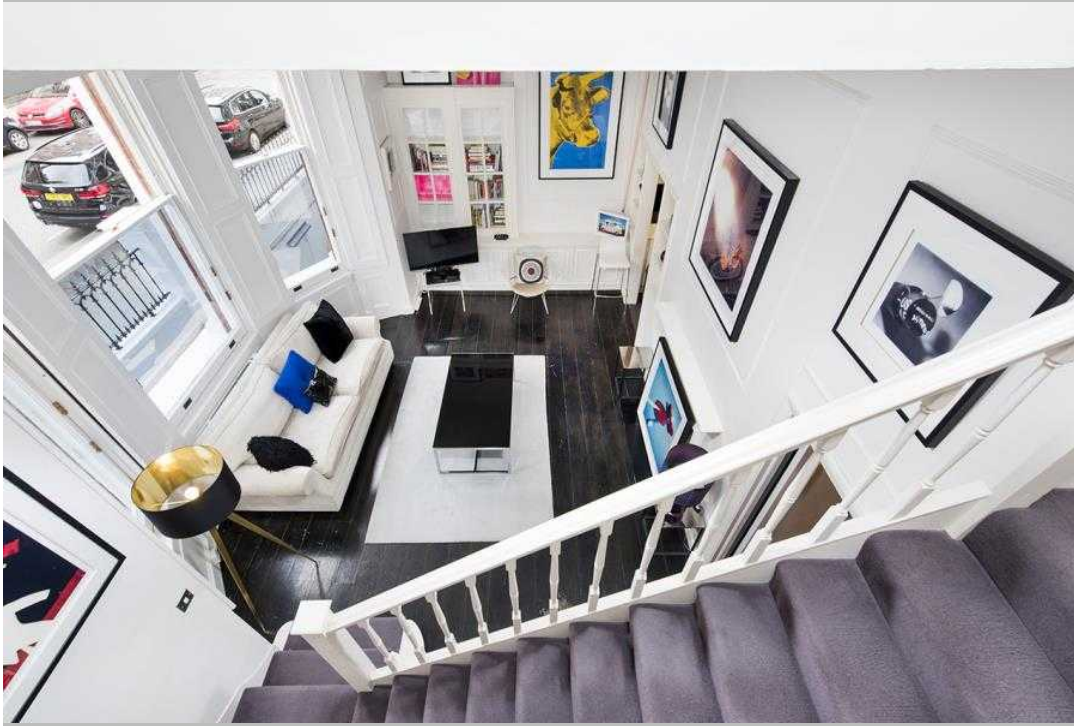
A stunning and exquisitely interior-designed split level raised ground floor apartment set within this elegant period building on one of South Kensington's most sought after streets. The apartment has been just refurbished to a very high standard and comprises a spacious and airy reception room with high ceilings and a large bay window, part open plan fully equipped contemporary kitchen, modern bathroom and stairs leading to the mezzanine double bedroom with spacious fitted wardrobes.

### Situation

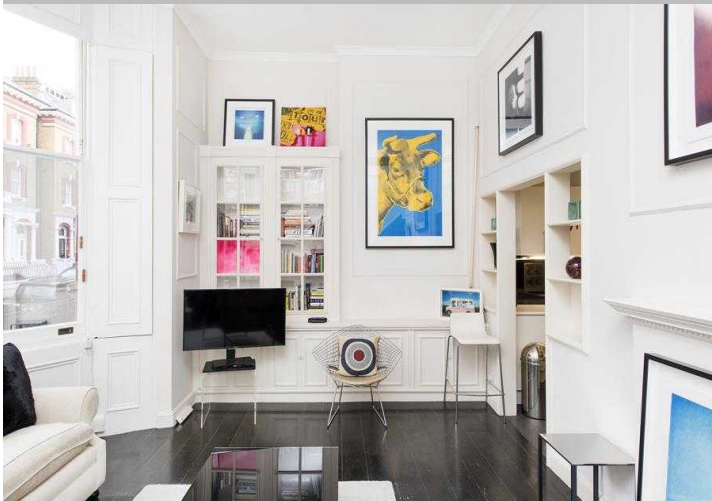
Roland Gardens is a pretty South Kensington street, close to both Gloucester Road (District and Circle Lines) and South Kensington (District, Circle and Piccadilly Lines) underground stations and all of the amenities of South Kensington and the Beach area of the Fulham Road.



**ROLAND GARDENS, SOUTH  
KEN, SW7**



*A stunning and exquisitely interior-designed split level apartment in the heart of South Kensington*



## Terms

**Price:** £775.00 per week

**Furnished/Unfurnished:** Furnished

**Local Authority/Council Tax:** RBKC Band F £2,373.85

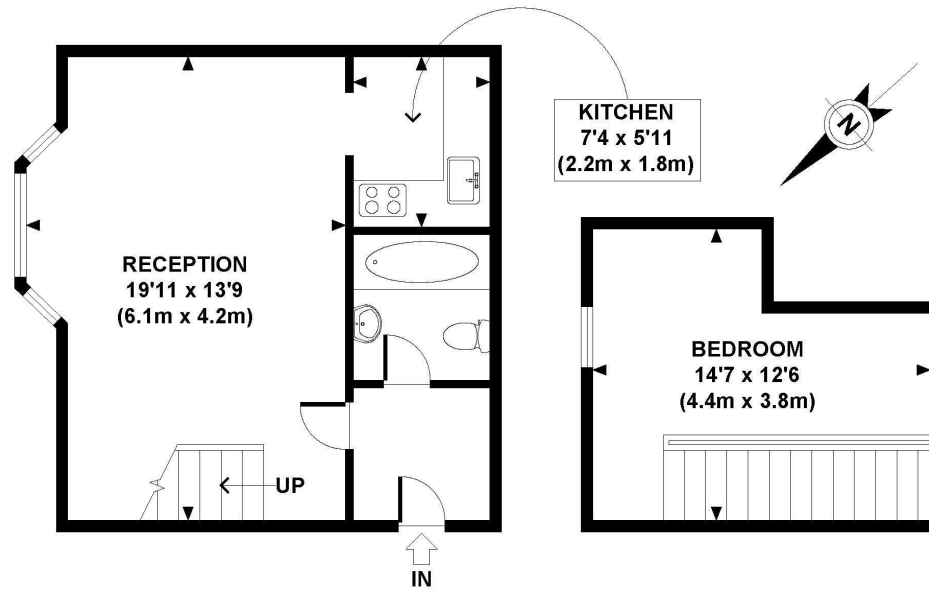
**Viewing:** To view call 020 7043 8431

**Parking:** Residents Parking

**Fees:** M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 375 SQ FT

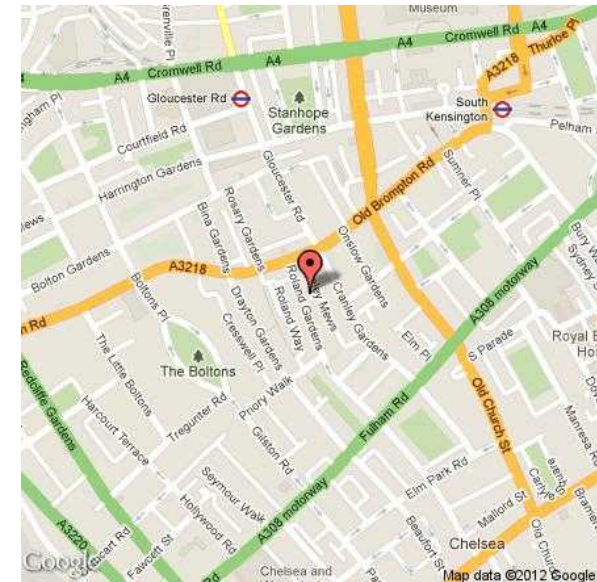
**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 156 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 531 SQ FT / 49 SQ M  
Floorplans are for identification and guideline purposes only, not to scale.

Compliant with RICS code of measuring practice.

Floorplans supplied by [www.onlyfloorplans.com](http://www.onlyfloorplans.com)

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Local, on purpose.



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