



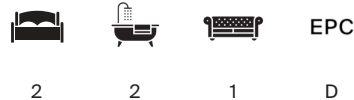
ROLAND GARDENS

London, SW7



A BRIGHT DUPLEX APARTMENT

A bright and beautifully proportioned duplex apartment arranged over the upper floors of an attractive period building, offering generous living space, impressive volumes and a private roof terrace.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of freehold plus leasehold with approximately 956 years remaining

Ground rent: Peppercorn

Service charge: £10,000 per annum, reviewed every year

Guide Price: £1,700,000



THIS APARTMENT IS SET WITHIN A CHARACTERFUL PERIOD CONVERSION BUILDING AND HAS BEEN RENOVATED TO A HIGH STANDARD THROUGHOUT.

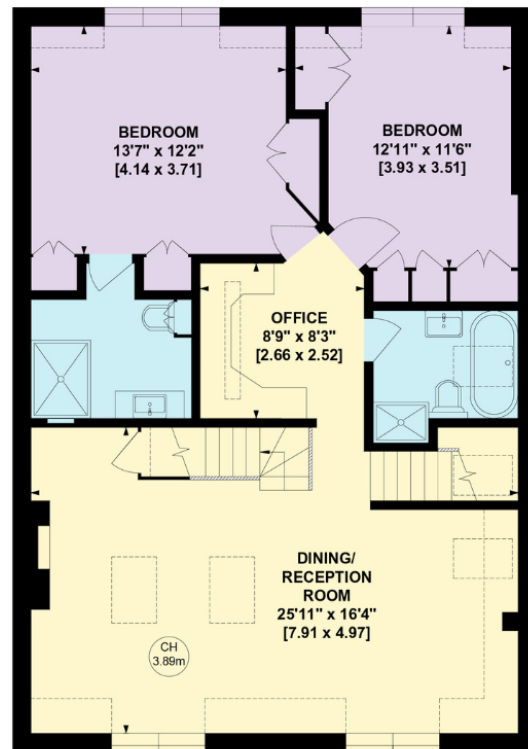
Entry to this apartment is on the second floor. The reception and dining room, forming the heart of this home, is ideal for entertaining and everyday living. Impressive vaulted ceilings create a sense of light and openness of the space. A spiral staircase leads to the bright eat-in kitchen, which has direct access onto the private roof terrace with spectacular views.

There are two generous double bedrooms, both with bespoke integrated wardrobes. One bedroom is served by an en suite bathroom, while the other is served by a family bathroom located adjacent. A dedicated office area with integrated desk and useful eaves storage add to the excellent functionality of this home.

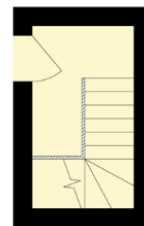




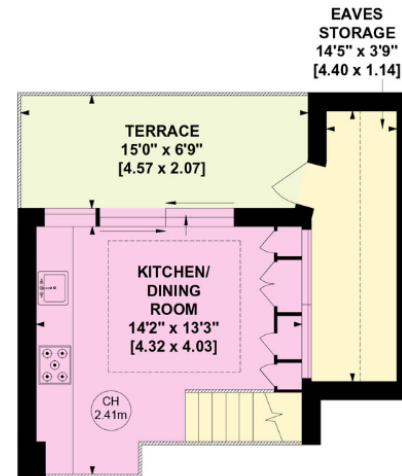




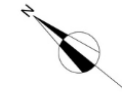
THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR



Roland Gardens, SW7
 Approximate Gross Internal Area = 117.76 sq m / 1,267 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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