



Roland Gardens  
South Kensington, SW7

CHESTERTONS





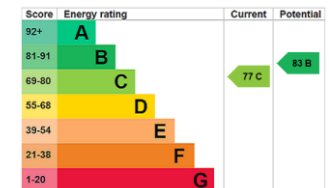
An exceptional opportunity to acquire a grand first-floor apartment in the heart of South Kensington. Boasting 3.39m ceilings, original cornicing and ceiling roses, beautifully complemented by generous sash windows that flood the space with natural light.

Currently arranged as a one bedroom apartment, the property features a large double bedroom with an adjoining walk-in wardrobe, a beautifully proportioned reception room with an elegant fireplace, a separate kitchen, bathroom and guest WC. There remains excellent scope to remodel and reconfigure the layout to create a home perfectly tailored to individual requirements. All set within a grand period building which has been maintained exceptionally both internally and externally.

Roland Gardens is an elegant residential street ideally positioned for easy access to the many shops, restaurants and cafes of Old Brompton Road, Gloucester Road and Fulham Road. Nearest underground train stations can be found at South Kensington and Gloucester Road.

- Spacious Reception room with high ceilings
- Huge bedroom with walk in wardrobe
- Modern kitchen, bathroom and separate WC
- Potential to reconfigure
- Stunning location just off the Old Brompton Road

**Asking Price £1,450,000**



**Tenure:** Share of Freehold  
**Service Charge:** £1,500 p.a. approx.  
**Ground Rent:** Peppercorn  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G

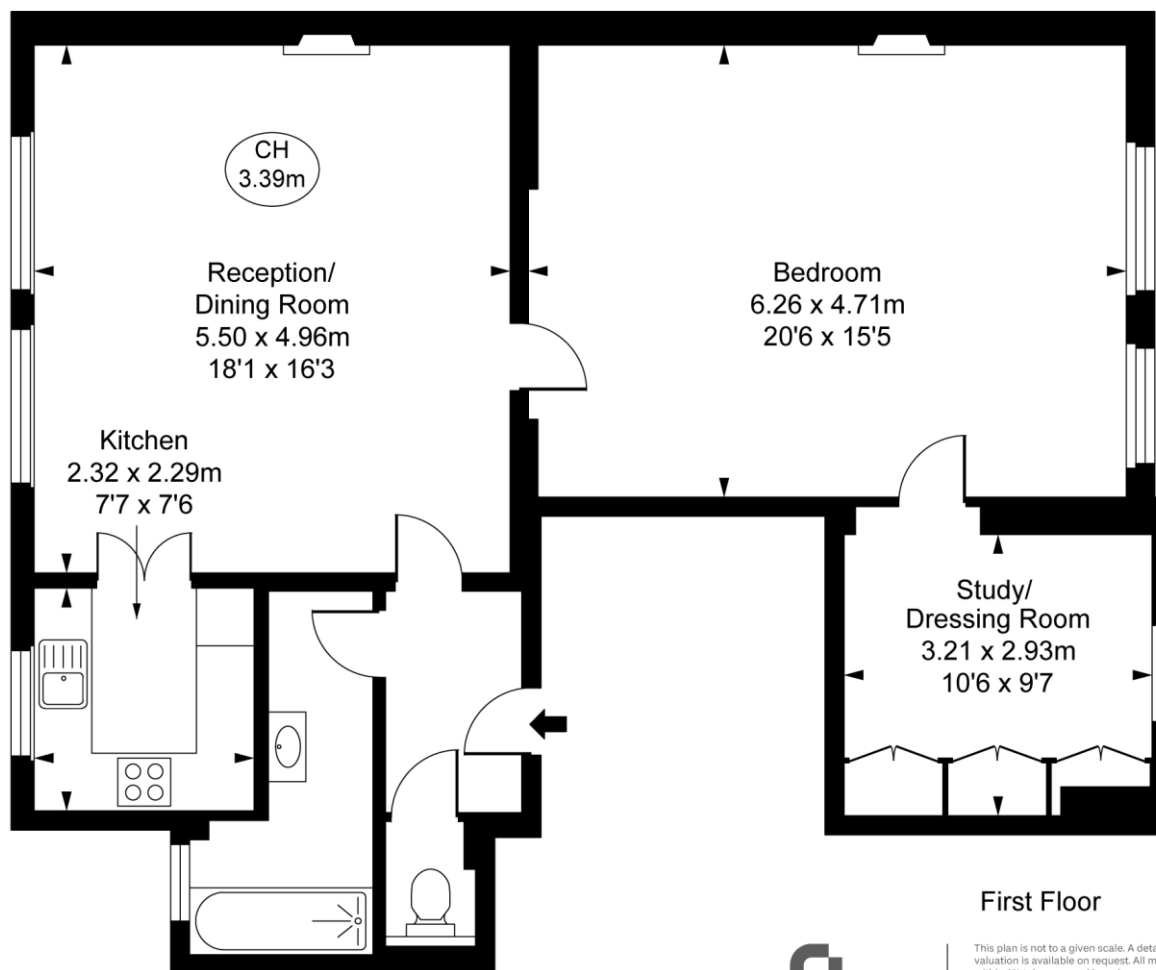
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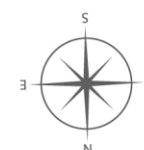


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Approximate Gross Internal Area

85.1 sq m / 916 sq ft

( CH = Ceiling Heights )



First Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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