



Roland Gardens  
South Kensington, SW7

CHESTERTONS





Charming third floor (with lift) one double bedroom flat in this well maintained portered block, near all the shops, restaurants and transport links of both South Kensington and Gloucester Road.

- Reception Room
- One double bedroom
- Fully fitted kitchen
- Bathroom
- Balcony
- Porter

**£2,750 pcm**

Additional tenant charges apply (fees apply to non-AST tenancies only)

Tenancy Agreement Fee: £300

References per Tenant/Guarantor: £60

Inventory check (approx. £100 – £250 inc. VAT)

[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

| Energy Efficiency Rating                    |   | Current                   | Potential |
|---------------------------------------------|---|---------------------------|-----------|
| Very energy efficient - lower running costs | A |                           |           |
| (94-100)                                    | B |                           |           |
| (81-93)                                     | C | 80                        | 81        |
| (69-80)                                     | D |                           |           |
| (55-68)                                     | E |                           |           |
| (39-54)                                     | F |                           |           |
| (21-38)                                     | G |                           |           |
| Not energy efficient - higher running costs |   |                           |           |
| EU Directive 2002/91/EC                     |   | England, Scotland & Wales |           |

**Minimum Term:** months  
**Deposit Required:** £3,173.08  
**Local Authority:** Kensington and Chelsea  
**Council Tax Band:** F  
**EPC Rating:** C  
**Part Furnished**

*Chestertons South Kensington Lettings*

44-48 Old Brompton Road  
 South Kensington  
 London  
 SW7 3DY

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 02075891244

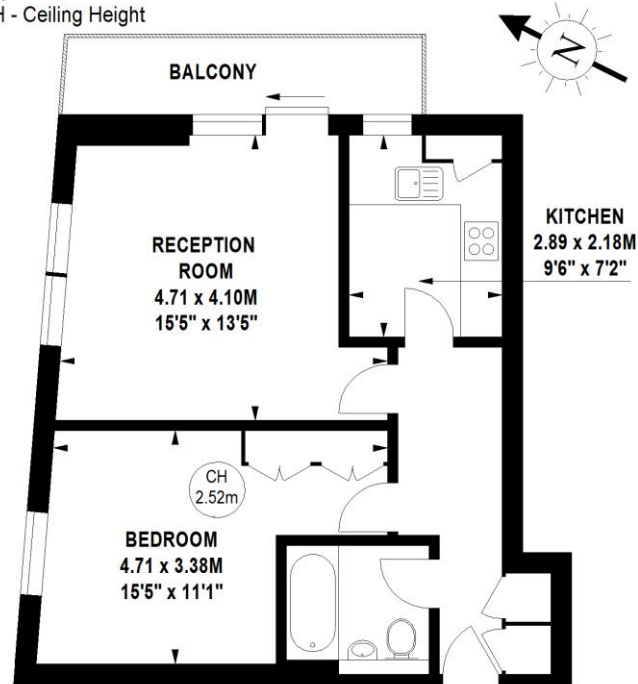
## Cedarland Court, SW7

Approximate gross internal area

536 sq ft / 49.79 sq m

Key :

CH - Ceiling Height



### Third Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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