



Roland Gardens
South Kensington, SW7

CHESTERTONS





A beautifully presented first floor apartment set to the rear of this attractive period building on Roland Gardens, a quiet residential street in the heart of South Kensington.

The property benefits from a wonderfully peaceful aspect, with a large window drawing in excellent natural light to the principal reception room, where impressive ceiling heights of approximately 2.9m create a real sense of volume and space. Wooden flooring runs throughout, complementing the clean, contemporary finish.

The apartment has been finished to an excellent standard, featuring a newly refurbished modern kitchen, a well-proportioned double bedroom with fitted cupboards, and a smart, contemporary bathroom.

Roland Gardens runs south of Old Brompton Road and is ideally positioned for the excellent array of shops, cafés and restaurants the area has to offer. Both Gloucester Road and South Kensington stations are within easy walking distance.

- First floor apartment set to the rear, offering a peaceful aspect
- Impressive 2.9m ceiling heights and excellent natural light
- Newly refurbished kitchen, modern bathroom and wooden flooring throughout

Asking Price £850,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		75
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 86 years 9 months

Service Charge: £4017 +£500 reserve fund contribution

Ground Rent: £200

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: E

Chestertons South Kensington Sales

44-48 Old Brompton Road

London

SW7 3DY

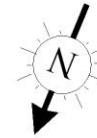
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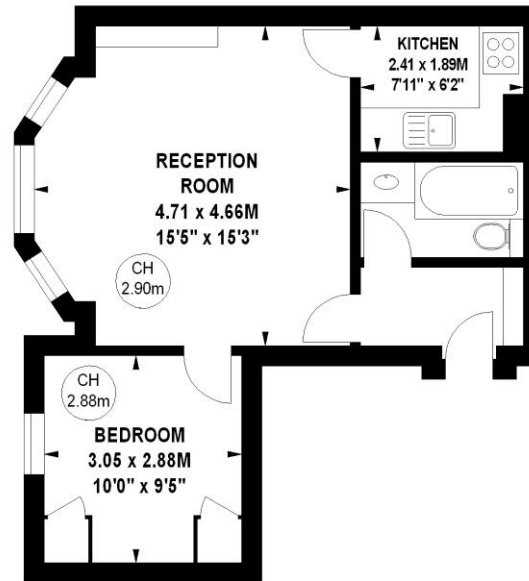
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Approximate gross internal area
445 sq ft / 41.34 sq m



Key :
CH - Ceiling Height



First 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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