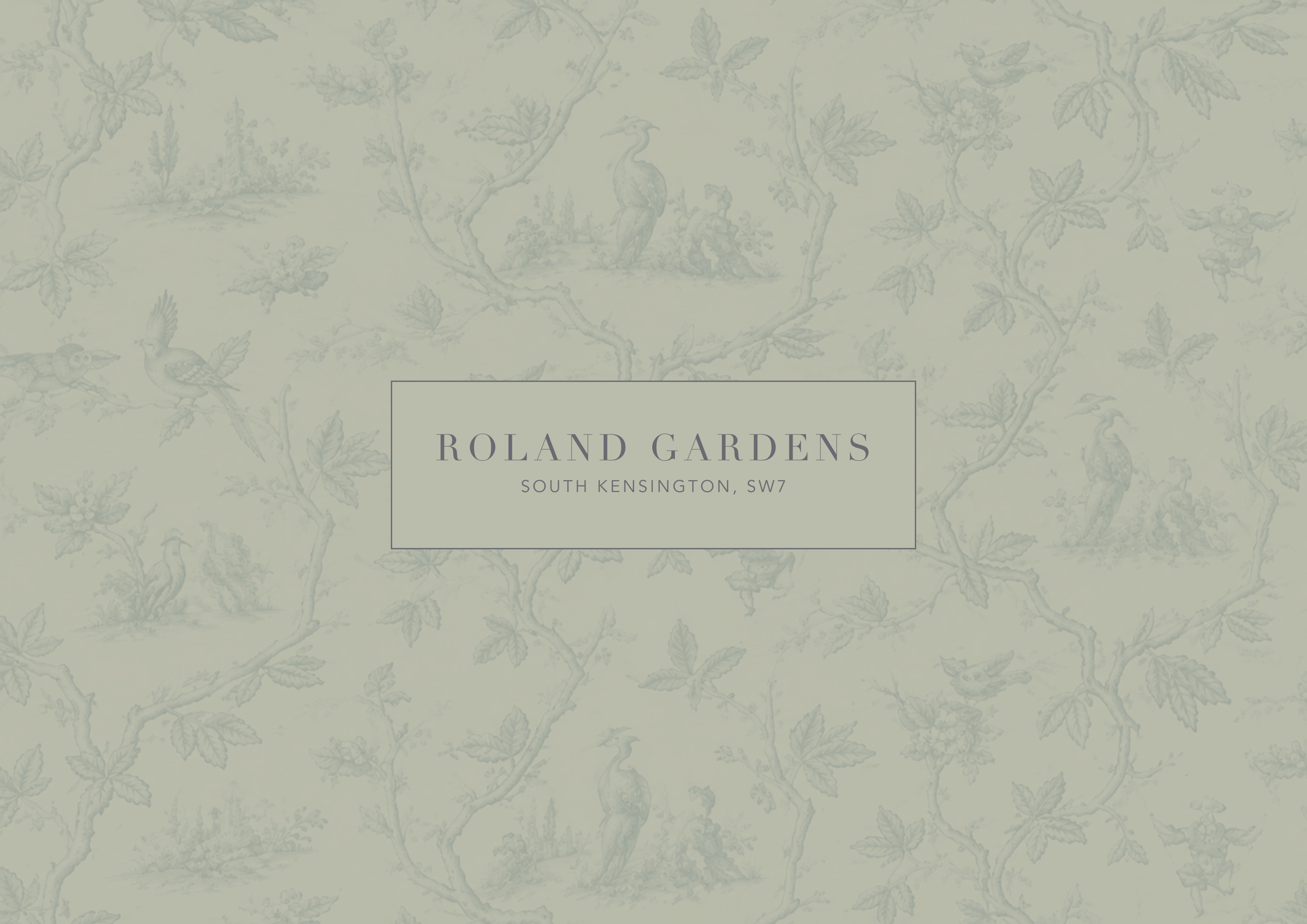




ROLAND GARDENS

SOUTH KENSINGTON, SW7



A beautifully presented two-bedroom second-floor apartment extending to approximately 869 sq ft, with excellent proportions, two bathrooms and a particularly impressive reception and dining room.





Extending to approximately 869 sq ft, this is a very well presented apartment combining generous proportions with a clean contemporary finish and attractive period detailing throughout.



The large reception and dining room measures over 21 ft in length and provides an excellent space for both entertaining and everyday living. Two large sash windows bring in plenty of natural light, while herringbone parquet flooring, a period fireplace and bespoke shelving and cabinetry add warmth and character to the room.

The separate kitchen has been finished in a simple contemporary style with extensive fitted cabinetry, integrated appliances and plenty of worktop and storage space.

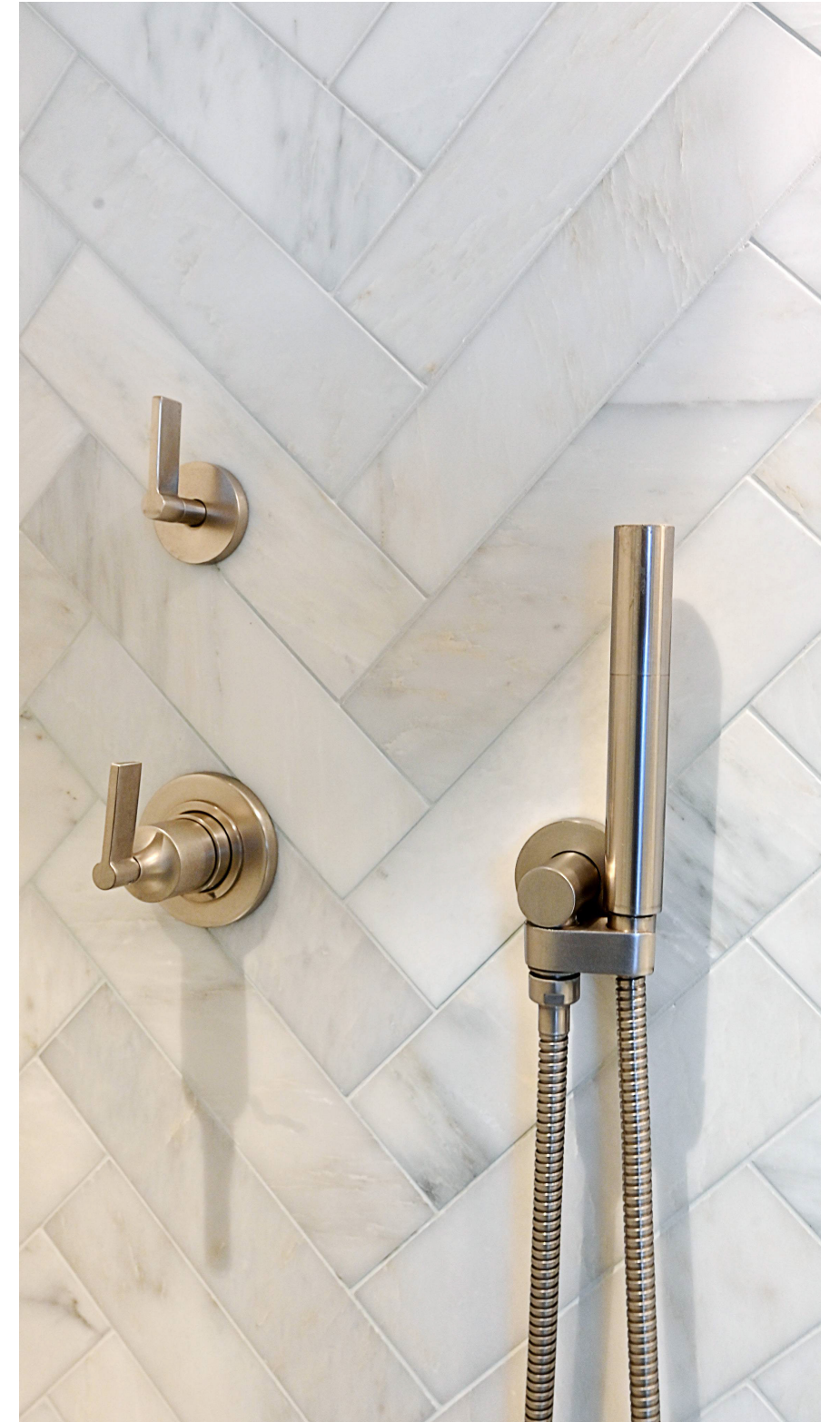


There are two good-sized double bedrooms, both with excellent built-in storage. The principal bedroom is particularly generous at almost 16 ft in length, while the second bedroom also provides comfortable double accommodation. The apartment is completed by two well-appointed shower rooms finished in marble.

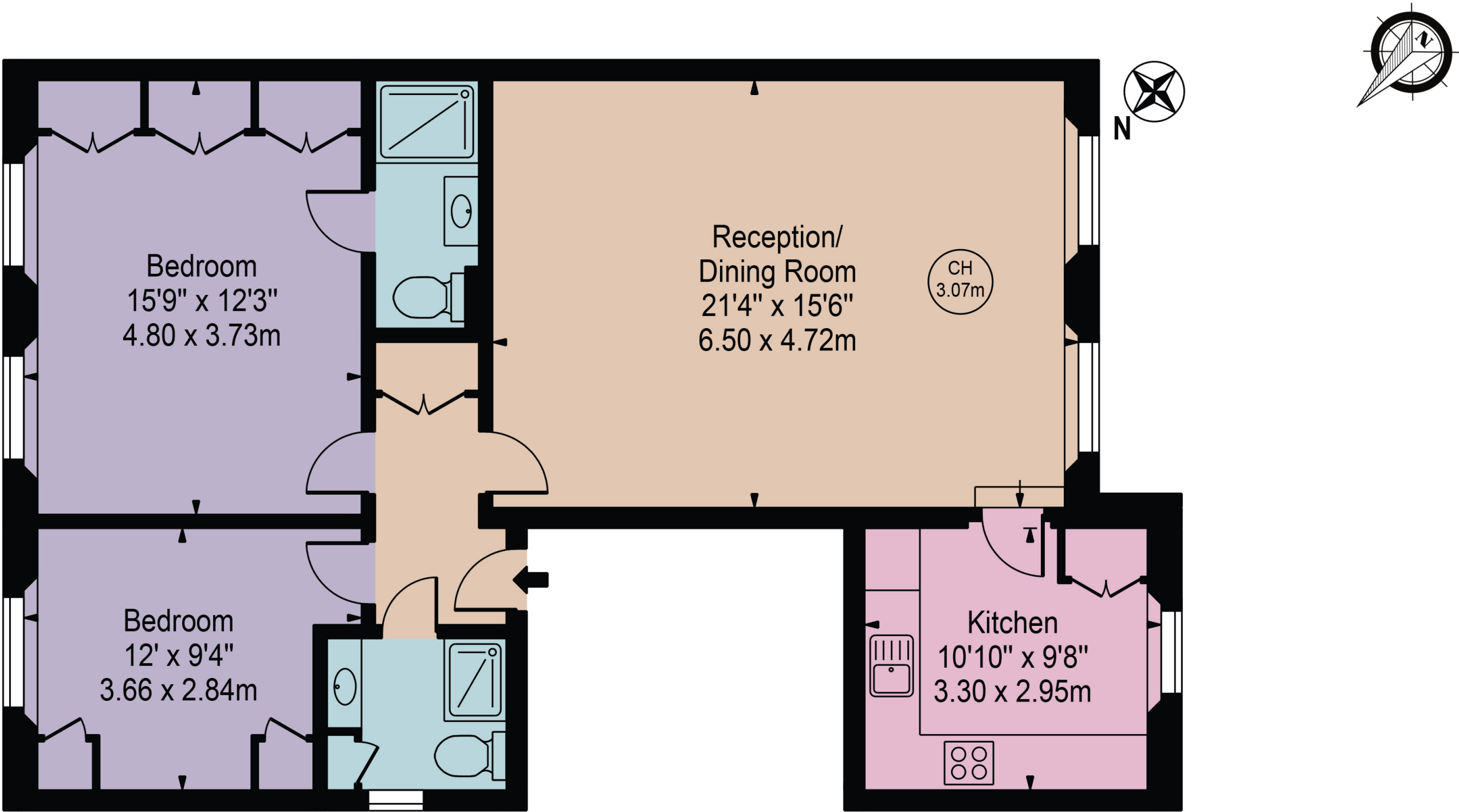


Roland Gardens is an attractive residential street in South Kensington, well positioned for the shops, restaurants and cafés of Gloucester Road, Old Brompton Road and the Fulham Road. Both Gloucester Road and South Kensington Underground stations are within walking distance, while the museums and amenities around Exhibition Road are also easily accessible.





APPROXIMATE GROSS INTERNAL AREA
869 Sq Ft / 80.73 Sq M



SECOND FLOOR

We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.

ASKING PRICE

£1,875,000

TENURE

Share of Freehold - Approx. 961 years remaining

SERVICE CHARGE

Approx. £3,906.20 per annum

GROUND RENT

Peppercorn

LOCAL AUTHORITY

The Royal Borough of Kensington and Chelsea

COUNCIL TAX BAND

F

EPC RATING

D



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