



Roland Gardens
South Kensington, SW7

CHESTERTONS





A beautifully presented three bedroom apartment occupying the top floor of a handsome period building on one of South Kensington's most sought-after residential streets.

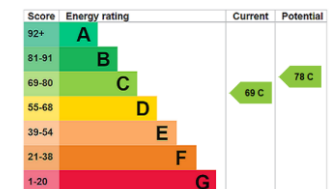
Flooded with natural light and benefiting from attractive wooden floors, the apartment has a wonderful sense of space throughout. The accommodation comprises a generous reception room with a defined dining area, a modern semi-open-plan kitchen with integrated appliances, three well-proportioned bedrooms, a contemporary family bathroom and an additional smart shower room.

A particularly exciting feature is the existing planning permission for a loft conversion, offering the potential to create additional accommodation, subject to acquiring the loft space and obtaining the necessary freeholder consents.

Roland Gardens is a highly regarded residential street, ideally positioned for the excellent shops, cafés and restaurants of both South Kensington and Gloucester Road, together with superb transport links across London.

- Three bedrooms
- Excellent location
- Planning permission granted to add extra bedroom on fourth floor at c. 250sqft.
- Two bathrooms
- Open plan entertaining space

Asking Price £1,275,000



Tenure: Share of Freehold 984 years

Service Charge: £3068

Ground Rent: £0 Peppercorn

Local Authority: Royal Borough of Kensington & Chelsea

Council Tax Band: G

Chestertons South Kensington Sales

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Approximate Area - 104.2 sq m / 1,122 sq ft

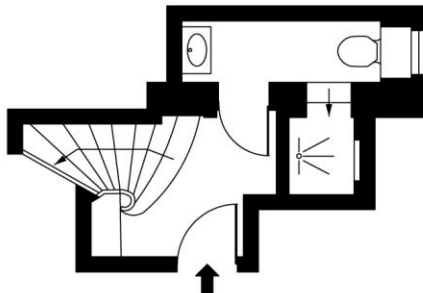
Limited Use Area - 1.5 sq m / 16 sq ft

Total Area Shown - 105.7 sq m / 1,138 sq ft

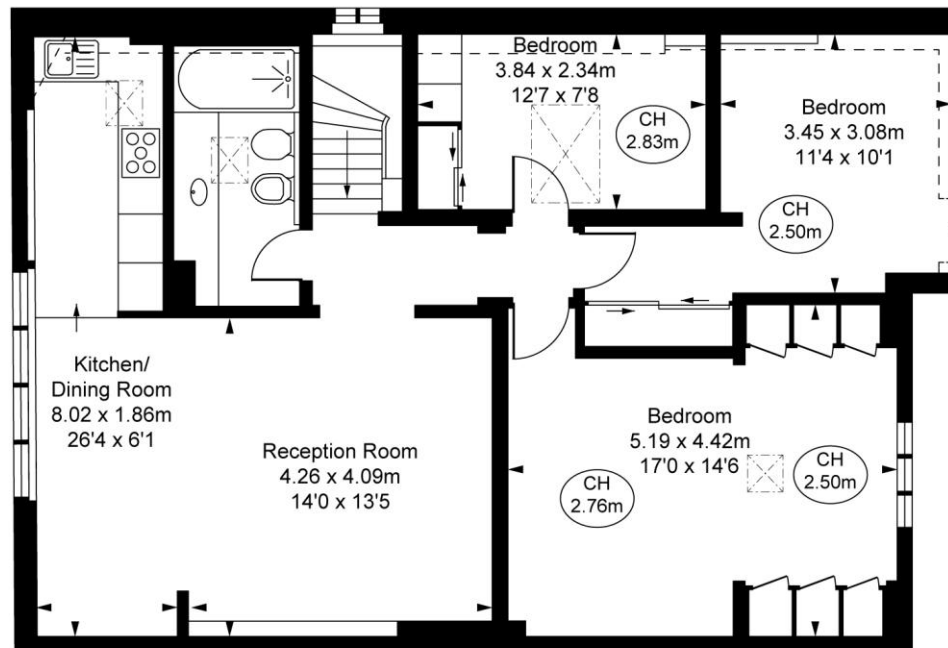
(Restricted height
under 1.5m □ □ □ □)

(CH = Ceiling Heights)

(Areas Based on IPMS 2 Standard)



Second Floor



Third Floor

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