

# ROLAND GARDENS

South Kensington SW7



# A BEAUTIFULLY REFURBISHED TWO-BEDROOM APARTMENT

Located on the second floor of a striking period building, this elegant two-bedroom apartment has been tastefully refurbished to an exceptional standard

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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold plus Leasehold with approximately 996 years remaining

Ground rent: Peppercorn

Service charge: £3,332 per annum, reviewed every year

**Guide price:** £1,500,000





# LOCATED IN THE HEART OF SOUTH KENSINGTON

Located on the second floor of a striking period building, this elegant two-bedroom apartment has been tastefully refurbished to an exceptional standard, combining contemporary finishes with classic proportions.

The property features a spacious reception and dining room with impressive ceiling heights and large sash windows, creating a wonderfully bright and inviting living space. The modern kitchen and breakfast room is finished with sleek cabinetry and integrated appliances, offering both style and practicality.

Both bedrooms are well-proportioned and benefit from excellent storage. A beautifully designed bathroom completes the accommodation.









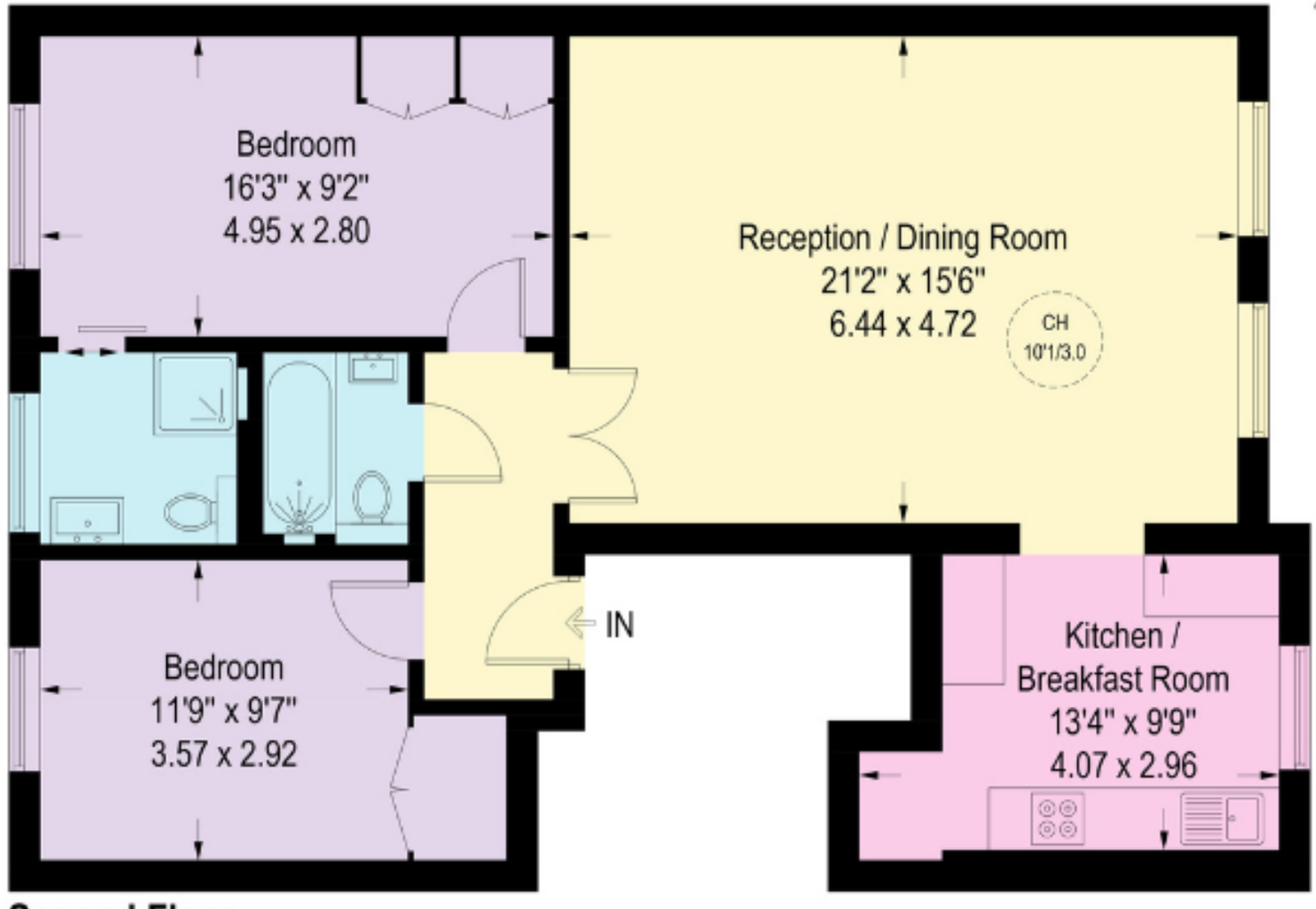
# ABOUT THE AREA

Roland Gardens is a sought-after address in South Kensington, ideally positioned between Old Brompton Road and Fulham Road.

The area offers a wide range of boutiques, restaurants, and cafés, with South Kensington and Gloucester Road Underground Stations (Circle, District, and Piccadilly lines) nearby, providing easy access across London.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.






## Second Floor

Roland Gardens, SW7
Approximate Gross Internal Area = 80.8 sq m / 870 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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