



ROLAND WAY

London, SW7



GENEROUS FREEHOLD HOUSE WITH VERSATILE LIVING SPACE

This substantial freehold house offers well-proportioned accommodation with a flexible layout ideally suited to modern living and entertaining.

			EPC
3	4	2	D

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Freehold

Guide price: **£3,250,000**

BRIGHT, FREEHOLD HOME

The principal reception room provides an impressive living space with excellent natural light and comfortable proportions, further enhanced by air conditioning throughout the house.

On the lower ground floor, a spacious Poggenpohl kitchen features a new Miele induction hob installed last year and is complemented by a separate TV room that works equally well as a snug, playroom or informal living space.

Roland Way is a quiet residential street conveniently positioned for the amenities of South Kensington and Chelsea. Excellent transport links are available nearby, including Gloucester Road and South Kensington underground stations, providing access to the District, Circle and Piccadilly lines. The A4 offers swift routes in and out of central London, while a wide selection of shops, restaurants and cultural attractions are close at hand.







ACCOMMODATION

Accommodation is thoughtfully arranged to provide a balance of shared and private areas, with three well-sized en-suite bedrooms, two of which benefit from built-in wardrobes, and a top-floor suite with a walk-in wardrobe and direct access to a generous roof terrace, providing excellent additional outdoor space.

The layout allows for adaptability over time, making the house suitable for a range of lifestyles, from family living to those seeking generous entertaining space.

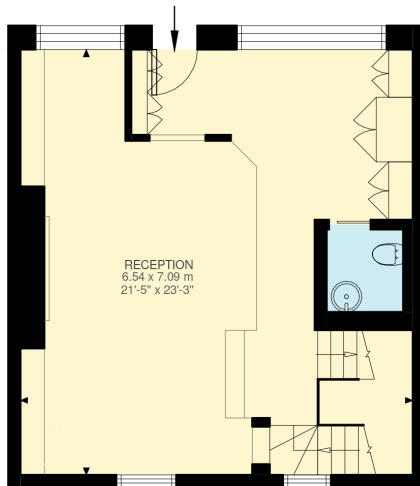
The property presents a compelling opportunity to acquire a well-scaled freehold home in a prime residential setting.



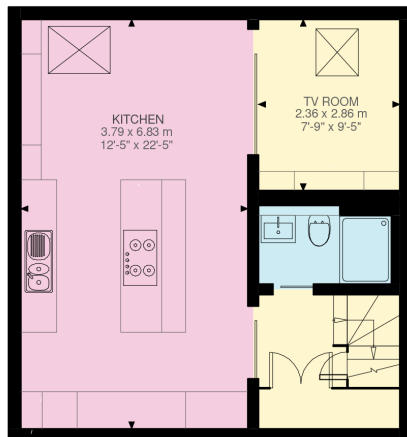




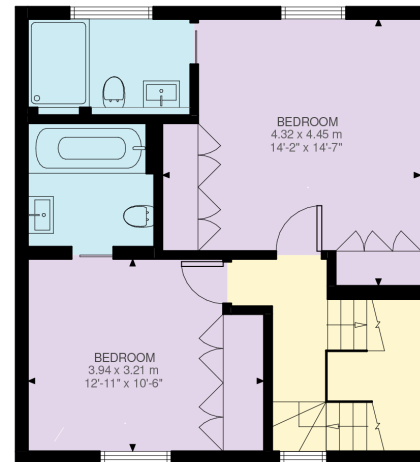




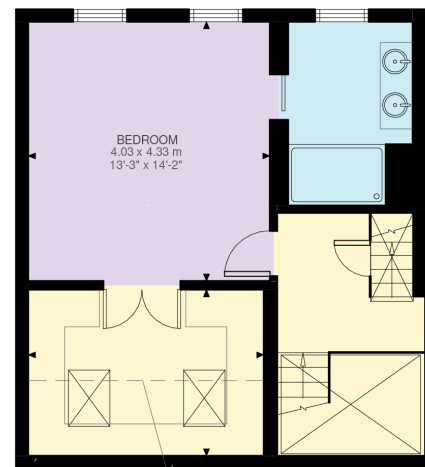
Ground Floor
510 ft²



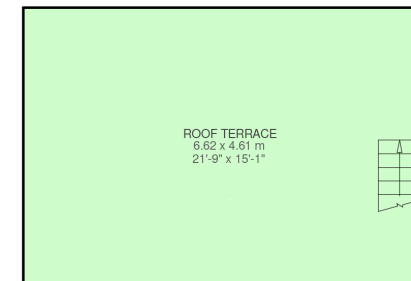
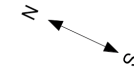
Lower Ground Floor
465 ft²



First Floor
514 ft²



Second Floor
509 ft²



Roland Way, SW7
Approximate Gross Internal Area
185.51 SQ.M / 1997 SQ.FT

KEY: CH = Ceiling Height
Restricted Head Height

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Roland Way, SW7
Approximate Gross Internal Area = 185.51 sq m / 1,997 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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