



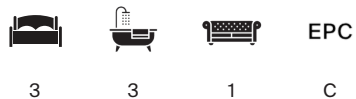
## ROLAND GARDENS

London SW7



## A SPACIOUS THREE BEDROOM DUPLEX APARTMENT WITH GARDEN

An immaculate apartment with terrace and patio garden set across the raised and lower ground floors of a Victorian building on a prime residential street in SW7.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

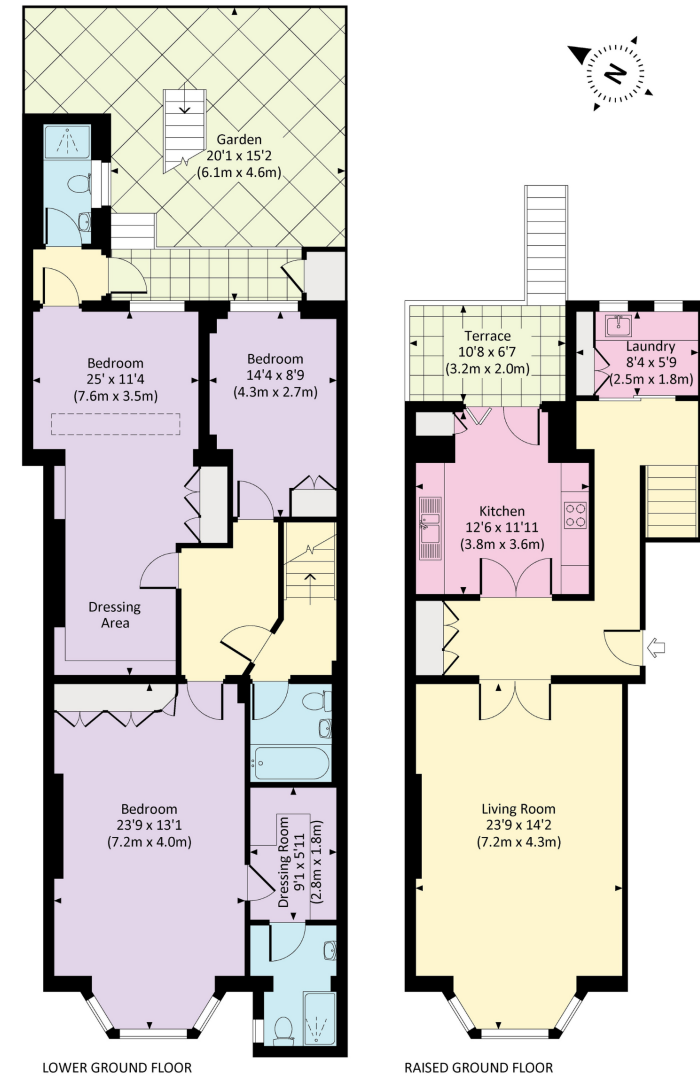
Tenure: Share of freehold plus leasehold with approximately 999 years remaining

Ground rent: Peppercorn

Service charge: £3,500 per annum, reviewed every year

**Guide price: £3,150,000**

The raised ground floor centres on a large reception room featuring a wide bay window, high ceilings, intricate cornicing and an original fireplace, creating an impressive yet warm entertaining space. To the rear, the kitchen is arranged as a well-considered cooking space, finished to a notably high specification with Eggersmann furniture and Miele appliances. From here, doors lead to a private terrace, giving a natural connection between indoor and outdoor space. Stairs from the terrace lead down to the rear garden, a key feature of this home. The lower level contains the sleeping accommodation. All three bedrooms benefit from integrated air conditioning. The principal bedroom suite and the large guest suite each have their own en suite shower room while a third double bedroom is located off the same hallway with convenient access to the family bathroom.



Approximate Gross Internal Area = 166.5 sq m / 1,792 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)

We would be delighted  
to tell you more.

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