



Roland Gardens
South Kensington, SW7

CHESTERTONS





An exceptional first floor apartment boasting an impressive grand reception room with approximately 3.5m ceiling heights, three magnificent floor-to-ceiling windows and doors opening onto a full-width balcony.

The room is beautifully proportioned and further enhanced by ornate cornicing and elegant wooden flooring, creating a wonderful sense of light and volume.

The apartment also features a modern open-plan kitchen with a breakfast bar, ideal for both everyday living and entertaining. To the rear, there is a spacious double bedroom with built-in storage and a smart ensuite bathroom, along with access to a second private balcony. A separate guest WC adds further convenience.

Roland Gardens is a particularly attractive and sought-after residential street in the heart of South Kensington, known for its handsome red brick period buildings and quiet yet highly convenient setting. The apartment is ideally positioned for the excellent amenities, restaurants and transport links of South Kensington, Gloucester Road and Earls Court, while also being within easy reach of the green open spaces of Hyde Park.

- First floor flat with 3.5m ceilings
- One double bedroom with ensuite bathroom
- Guest WC
- Wooden flooring
- Chain free

Offers in excess of £1,075,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	82
EU Directive 2002/91/EC			

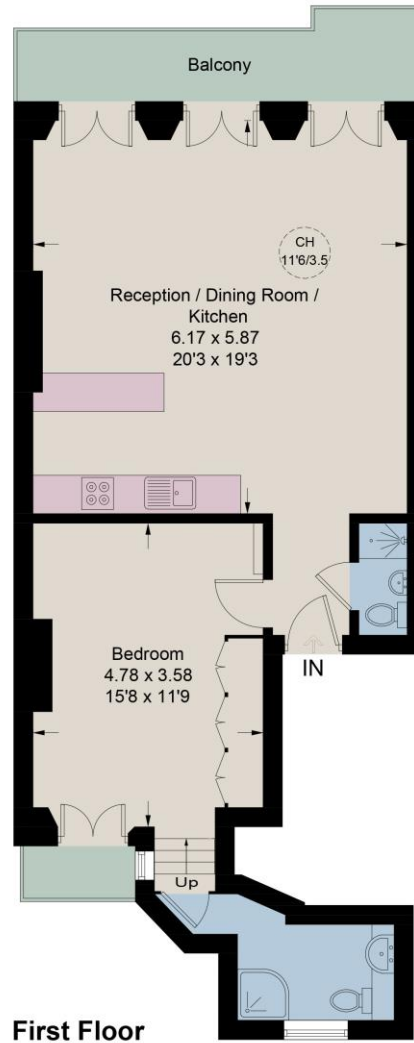
Tenure: Share of Freehold 91 years remaining
Service Charge: £2,160 p.a. plus £2,250 reserve fund contribution
Ground Rent: £20 p.a.
Local Authority: Kensington and Chelsea
Council Tax Band: G

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Approximate Gross Internal Area = 64.0 sq m / 689 sq ft



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