



## ROLAND GARDENS

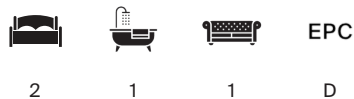
South Kensington SW7





## A DELIGHTFUL TWO BEDROOM APARTMENT WITH A PAVED GARDEN

A beautifully presented two bedroom garden apartment situated in a handsome Victorian building on a prime residential street in South Kensington SW7.



Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold plus share of freehold with approximately 999 years remaining

Ground rent: Peppercorn

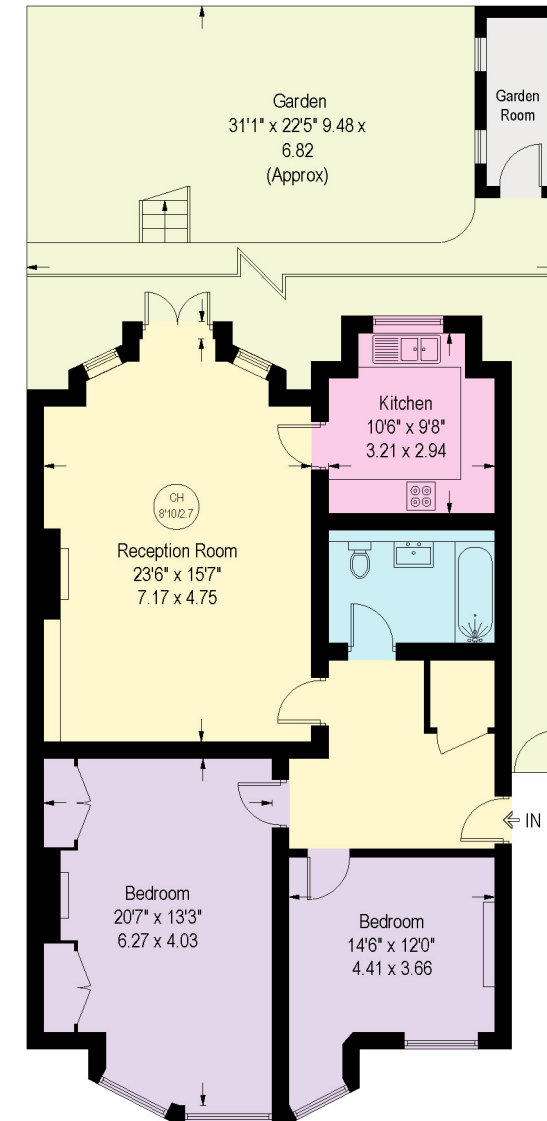
Service charge: Please note we have not yet received details regarding service charge. Please make your own enquiries

**Guide price: £1,450,000**

Entering via its own front door, the apartment features an expansive reception room that serves as the heart of the property. It offers elegant proportions, an attractive fireplace and double French doors that open out onto the paved garden. Adjacent is a well-appointed kitchen, including integrated appliances, a smart hob, ample cabinetry and plenty of worktop space. The two generously sized bedrooms are positioned towards the front of the property, including original period fireplaces, with the principal bedroom also benefiting from floor-to-ceiling fitted storage. A highlight of this property is the paved garden, perfect for al fresco dining and entertaining. A separate garden room provides additional storage or space for a home office. This exceptional apartment seamlessly combines period charm with modern convenience, making it a delightful home in a prime location.

Please note, some photos use CGI for illustrative purposes only.





**Garden Flat**

Approximate Gross Internal Area = 105.72 sq m / 1,138 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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