



## ROLAND GARDENS

South Kensington, SW7



## AN ELEGANT ONE-BEDROOM APARTMENT WITH OUTSIDE SPACE

Situated on the lower ground floor of a red-brick mansion block, this apartment benefits from a front terrace, a undemised rear patio and its own locked private gate.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Share of Freehold plus Leasehold with approximately 83 years remaining \*

Ground rent: £40 per annum, reviewed every year \*

Service charge: £2,300 per annum, reviewed every year

**Guide Price: £650,000**



The accommodation is thoughtfully arranged and centred around a bright reception room with doors opening directly onto the front terrace, creating an excellent space for both relaxing and entertaining. A stylish kitchen sits adjacent to a separate dining room, where two large windows flood the space with natural light and provide an inviting setting for everyday dining. Peacefully positioned, the flat benefits from two patios. The double bedroom benefits from a dressing area, an en-suite bathroom and direct access to a patio. Although the patio is not included within the demise of the property, it enjoys a completely private setting that is solely accessible by the resident. The apartment further benefits from two generous storage cupboards. The property would make an ideal pied-à-terre, first home or investment in one of South Kensington's most sought-after garden square locations.

\*We are advised that the current owner is in the process of extending the lease to 999 years and removing the ground rent.



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Approximate Gross Internal Area = 51.4 sq m / 553 sq ft

Total (Including Vault) = 55.5 sq m / 597 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.

Claire Mengham  
020 3978 2462  
[claire.mengham@knightfrank.com](mailto:claire.mengham@knightfrank.com)

Knight Frank Chelsea and South Kensington  
352a Kings Road  
SW3 5UU

[knightfrank.co.uk](https://knightfrank.co.uk)

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