

ROLAND GARDENS

LONDON, SW7





An exceptionally bright loft style two bedroom apartment with study, on the third floor (entrance on second floor) in a premier South Kensington address with an impressive double ceiling height reception room (4.32m), and a large balcony with stunning views.





The principal bedroom benefits from an ensuite bathroom and dressing room, with the second bedroom and an additional shower room on the same floor. There is a further study or secondary living space in a contemporary galleried area.

Roland Gardens is a charming wide street recognised for its distinctive red brick houses and runs south of the Old Brompton Road, parallel to Cranley Gardens. Gloucester Road and South Kensington underground stations are only a short walk away along with the excellent array of local shops and restaurants in the area.



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Approximate Areas

1,241 ft² / 115.3 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

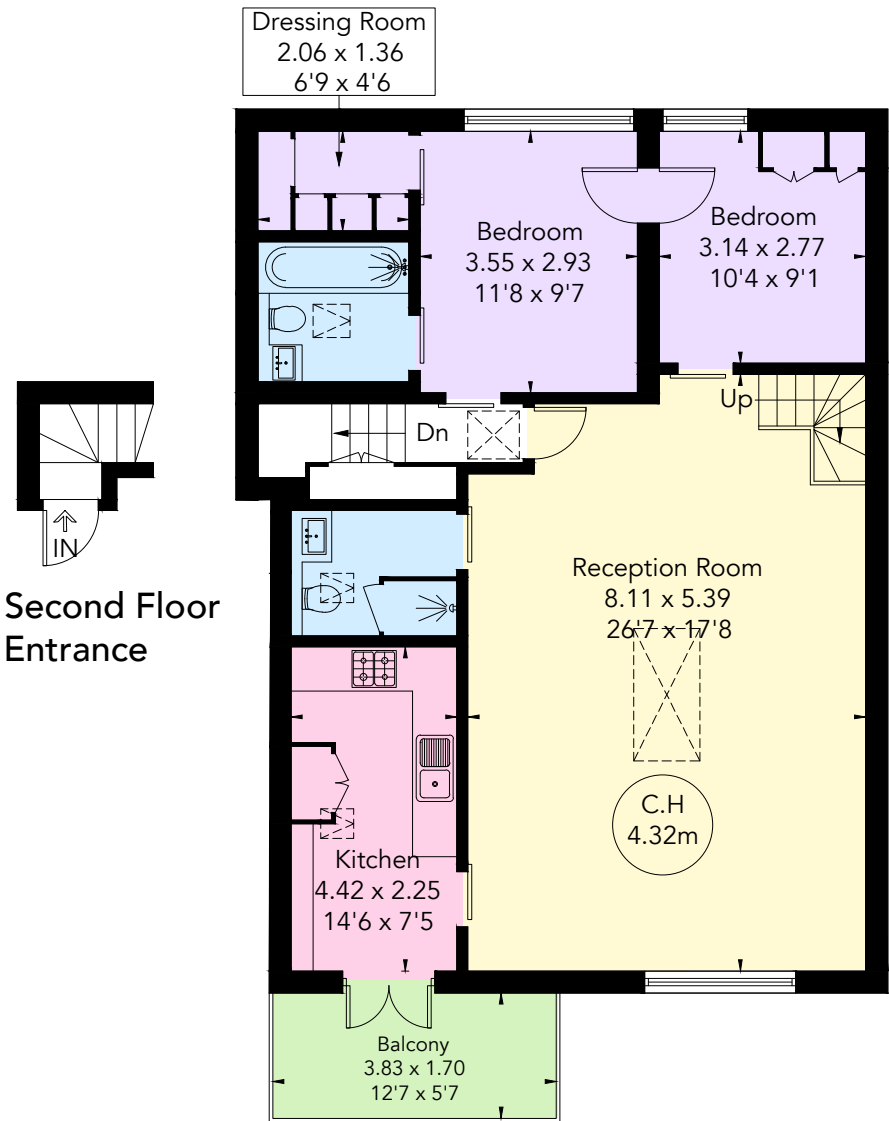
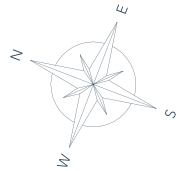
Guide Price:	£1,695,000
Tenure:	Leasehold (103 years)
Service Charge:	approx. £4,200 pa
Local Authority:	RBKC
Council Tax:	Band G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	51 E	
21-38	F		
1-20	G		

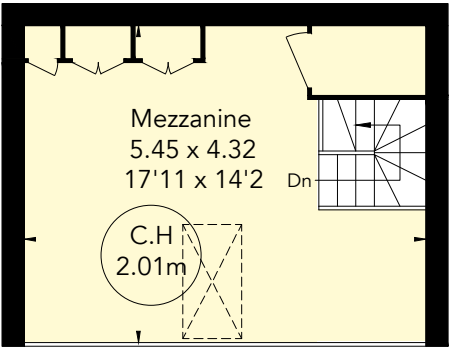


Tedworth Property

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Third Floor



Mezzanine

Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.