



ROLAND GARDENS

South Kensington SW7



AN EXCEPTIONAL THREE-BEDROOM PENTHOUSE WITH ROOF TERRACE

This third and fourth floor apartment features direct lift access and beautifully designed interiors, offering modern living in a desirable South Kensington address.



3



2



1

EPC

C

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: H

Tenure: Share of freehold plus leasehold with approximately 998 years remaining.

Ground rent: Peppercorn

Service charge: £4,000

Guide price: £2,995,000



The third floor hosts three bright and well-proportioned bedrooms, each with fitted wardrobes. The generous principal bedroom has an en suite bathroom, while the two further double bedrooms are served by a family bathroom. All bathrooms are beautifully finished with Italian Lusso Stone bathrooms, Carrara tiling and high-end fixtures.

The upper floor is dedicated to a remarkable reception room, incorporating defined living and dining areas beneath excellent natural light. The kitchen features a stylish Eggersmann kitchen, equipped with Miele appliances, designed with both daily use and entertaining in mind. From this level, doors open onto a private roof terrace, providing an ideal spot for alfresco dining or quiet relaxation. Further benefits include direct lift access, air conditioning, interiors designed by Westll Design Ltd and excellent storage throughout.



ROLAND GARDENS, SW7

Approx. gross internal area 1675 Sq Ft. / 156.6 Sq M.
 Approx. gross internal area 72 Sq Ft. / 6.7 Sq M. Eaves Storage
 Approx. gross area of Roof Terrace 74 Sq Ft. / 6.9 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
 Photography and Floor Plans by www.rayco.london - +44 7793 974 209

Roland Gardens, SW7

Approximate Gross Internal Area = 156.6 sq m / 1,675 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

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

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2025. Photographs and videos dated November 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.