



Roland Gardens, South Kensington SW7



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An impressive two bedroom, two bathroom duplex apartment, situated on the raised ground and lower ground floor of a handsome red brick Victorian conversion on a peaceful residential address in South Kensington SW7.

Entering on the raised ground floor, an inviting hallway leads through to a southern aspect bay-fronted reception room, which is characterised by a striking ceiling height of c. 3.32 metres and an attractive period fireplace. A double bedroom is towards the rear of the raised ground floor, which has access to its own terrace, which overlooks the gardens. The double bedroom is also complemented by a conveniently located bathroom accessible from the hallway.



**Asking price:** £2,650,000

**Tenure:** Share of freehold plus leasehold, approximately 991 years remaining

**Service charge:** approximately £4,420.92 per annum, reviewed every year, next review due 2024

**Ground rent:** a peppercorn per annum

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** H





A second reception room is located downstairs, which has an interlinking dining room and well-appointed kitchen, which opens out directly on to the paved garden, a space perfect for al fresco dining and entertaining. The principal bedroom is discreetly positioned towards the front, which is served by extensive wardrobe storage, two walk-in wardrobes and an en suite bathroom.

This exceptional property has high ceilings and abundant storage throughout and measures to approximately 1,663 sq ft. The property also has the added benefit of a share of the freehold, with an underlying long lease, approximately 991 years remaining.





**Roland Gardens SW7**  
 Approximate Gross Internal Area  
 154.48 SQ.M / 1663 SQ.FT



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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