



Roland Way, South Kensington SW7

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# Roland Way, South Kensington SW7

A charming three/four bedroom, four bathroom house, discretely positioned within a gated cobbled mews in South Kensington, This unique opportunity provides an impressive family home with private underground parking and a double garage. Accessed via its own main door entrance, the ground floor contains a welcoming hall leading through to an elegant staircase and a spacious reception room to the front, which can be configured as a formal dining room if desired. A well-appointed eat-in kitchen is to the rear, featuring integrated appliances, a smart hob and plenty of cabinetry/worktop space. A delightful breakfast room leads off the kitchen, benefiting from floor-to-ceiling French doors opening out to a private terrace.



**Guide price:** £4,449,950

**Tenure:** Share of freehold plus leasehold, approximately 900 years remaining

**Service charge:** approximately £3,000 per annum, reviewed every year, next review due 2024

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

**Council tax band:** H





The first floor is home to an impressive principal bedroom suite, served by extensive wardrobe storage, high ceilings and a spacious en suite with a bath and walk-in shower. A bay-fronted reception is to the rear benefiting from a fireplace and Juliet balcony. Two further good-sized bedrooms are peacefully positioned upstairs, both with ample storage and en suite bathrooms.

Please note we have not been provided with the title documentation for the lower ground floor. We are informed that the lease for this area is for c.900 years, but you should ensure you discuss this with your solicitor.

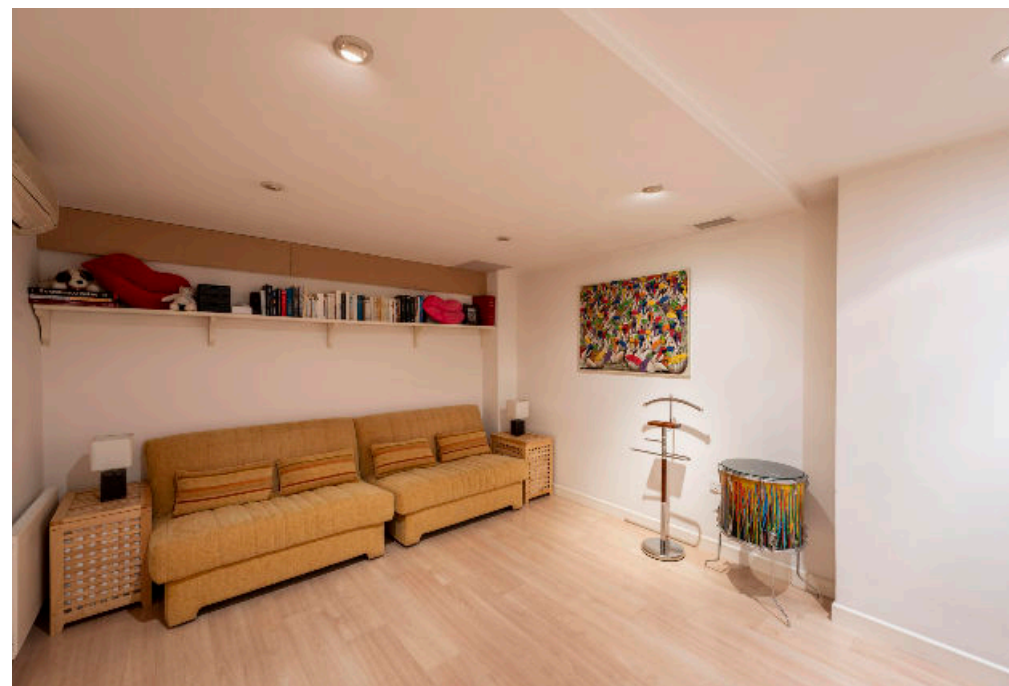
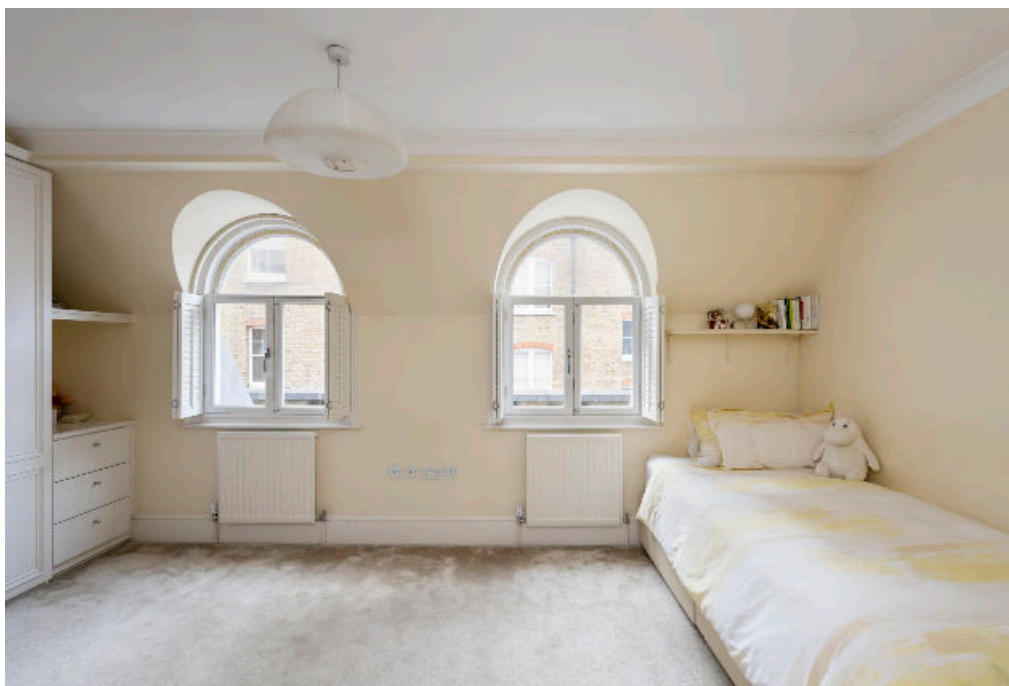


The principal bedroom has an impressive en suite with a large bath and walk-in shower.



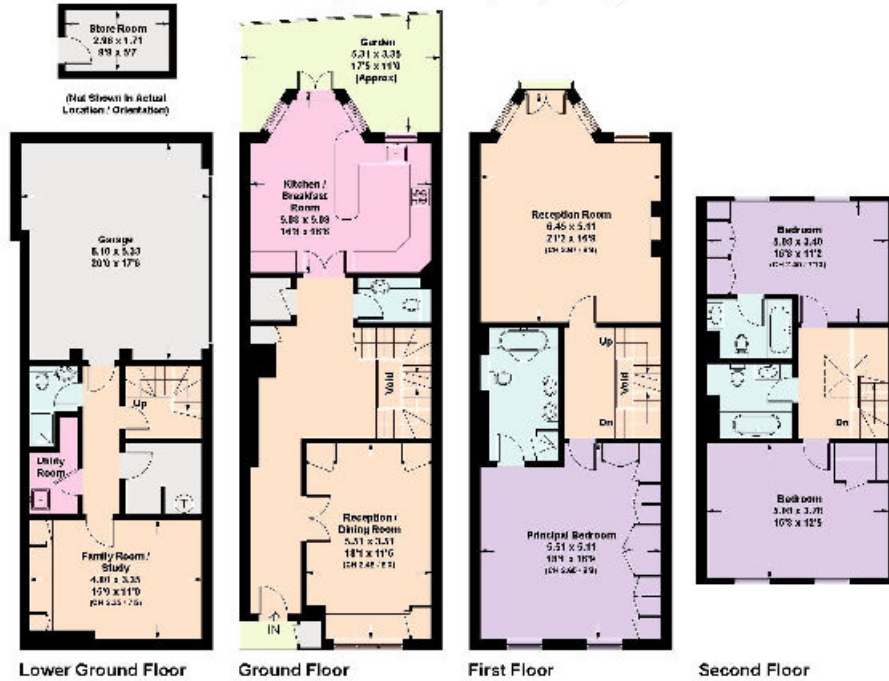
The lower ground floor contains a well-sized bedroom currently configured as a study/media room. A utility space and separate shower lead off the bedroom, and an exceptional double garage providing excellent use of storage and can be accessed via a slip road to the rear of the mews. There is further private storage outside the garage.

Roland Way is a picturesque gated mews located behind Roland Gardens and is well located for both Gloucester Road and South Kensington underground stations as well as the shopping amenities of the Fulham Road. Gloucester Road Station is within 0.5 miles, and the area is well-served by six regular bus services.



## Roland Way, SW7

Approximate Floor Area = 269.7 sq m / 2903 sq ft (Including Garage)  
 Store Room = 5.5 sq m / 59 sq ft  
 Total = 275.2 sq m / 2962 sq ft  
 Including Limited Use Area (0.4 sq m / 4 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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