



Roland Mansions, South Kensington SW7



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An immaculate two bedroom, two bathroom apartment situated on the first floor of a handsome red brick mansion block in South Kensington SW7.

Entering via the first floor, the property is offered in excellent order, featuring a spacious south-facing bay-front reception room with an ornate marble fireplace toward the rear. This space further benefits from sleek wood panel flooring and a ceiling height of c.3.15 meters, creating a wonderful sense of space and light. A beautifully appointed kitchen is positioned towards the front, equipt with premium integrated appliances, a smart hob, ample cabinetry and marble worktops. Every detail has been carefully considered to ensure both functionality and aesthetic appeal.



Asking price: £1,450,000

Tenure: Leasehold: approximately 157 years remaining

Service charge: approximately £4,220 (including sinking fund contributions), reviewed once per year, next review due 2024

Ground rent: approximately £75 per annum

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



The principal bedroom suite is served by an abundance of floor-to-ceiling wardrobe storage, and adjacent to this room is a further good-sized double bedroom. Additionally, a family bathroom with a sleek finish, including a standalone bath, walk-in shower, and a separate shower room, are accessible via the hallway.

Please note that we have been unable to confirm the date of the next review for the ground rent. You should ensure that you or your advisors make your own inquiries.

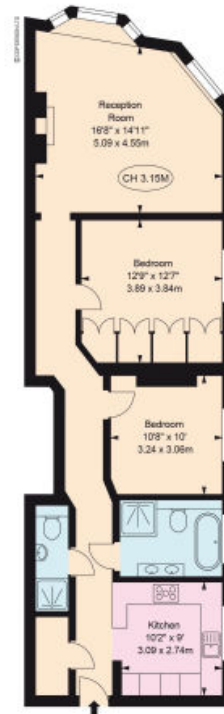


Roland Mansions,
Old Brompton Road, SW7
APPROX. GROSS INTERNAL AREA *
947 FT² - 87.98 M²



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height



FIRST FLOOR

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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I would be delighted to tell you more

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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.

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Particulars dated August 2023. Photographs and videos dated July 2016.

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