



Roland Gardens, South Kensington SW7

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# Roland Gardens, South Kensington SW7

A unique and well-designed, two bedroom apartment situated on the top floor of an attractive Victorian conversion on Roland Gardens SW7.

The light and well-designed accommodation measures approx 896 sq ft and briefly comprises a spacious reception room complete with bi-fold doors that provide access to a private roof terrace, which seamlessly connects to the separate modern fitted kitchen/breakfast room.



**Asking price:** £1,400,000

**Tenure:** Share of freehold plus leasehold, approximately 83 years remaining

**Service charge:** approximately £4,117 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:** G



The principal bedroom is situated at the rear of the apartment and benefits from built-in wardrobes and an en suite shower room. There is a further spacious double bedroom and a well-appointed family bathroom that complete the accommodation.

The property further benefits from being offered to the market with a share of the freehold and has an underlying lease, with approximately 83 years remaining.

Roland Gardens is a prominent residential address in South Kensington between Old Brompton Road and Fulham Road. Closely situated are several highly regarded schools and an excellent choice of restaurants, cafes and bars. Gloucester Road and South Kensington underground stations are located nearby.

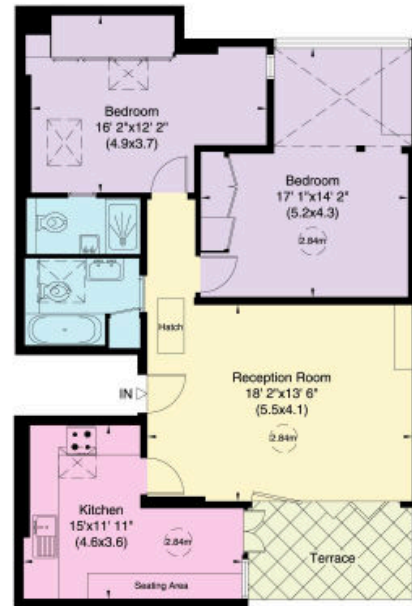


## Roland Gardens, SW7

Gross internal area (approx.)

83 Sq m (896 Sq ft)

For identification only, Not to Scale



Third 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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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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