



Roland Gardens, South Kensington **SW7**

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# Roland Gardens, South Kensington SW7

An elegant and spacious one bedroom apartment located on the ground floor of a handsome Victorian building in South Kensington SW7.

The property features an impressive reception room with grand proportions and a period fireplace. Its graceful bay windows and striking ceiling height of four metres create a bright and welcoming space for entertaining and everyday living.

•We have not been able to confirm the service charge and ground rent details. Please ensure you or your advisors make your own enquiries.•



**Asking price:** £1,550,000

**Tenure:** Leasehold: a new lease will be granted for 125 years, upon completion

**Service charge:** •Proportional Building Service Charges: To be confirmed.

**Ground rent:** •Nominal or peppercorn, to be confirmed.

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

**Council tax band:** G





The large bedroom is discreetly situated towards the rear and is served by an attractive fireplace, ample integrated storage and wide sash bay windows. The layout includes a well-appointed kitchen towards the rear, which features a smart hob, plenty of cabinetry and ample worktop space. A sleek bathroom is also adjacent to the kitchen. The property also benefits from overhead storage in the bathroom and a cupboard in the hallway for additional storage.

Roland Gardens is a peaceful residential address which is just situated off Old Brompton Road. A wide range of amenities is within the property's general vicinity, including independent shops, cafes and restaurants.

Gloucester Road tube station (District, Circle and Piccadilly lines) is within 0.3 miles, whilst South Kensington (District, Circle and Piccadilly lines) is within 0.4 miles. The area is also well-served by regular bus services. All distances given are approximate.

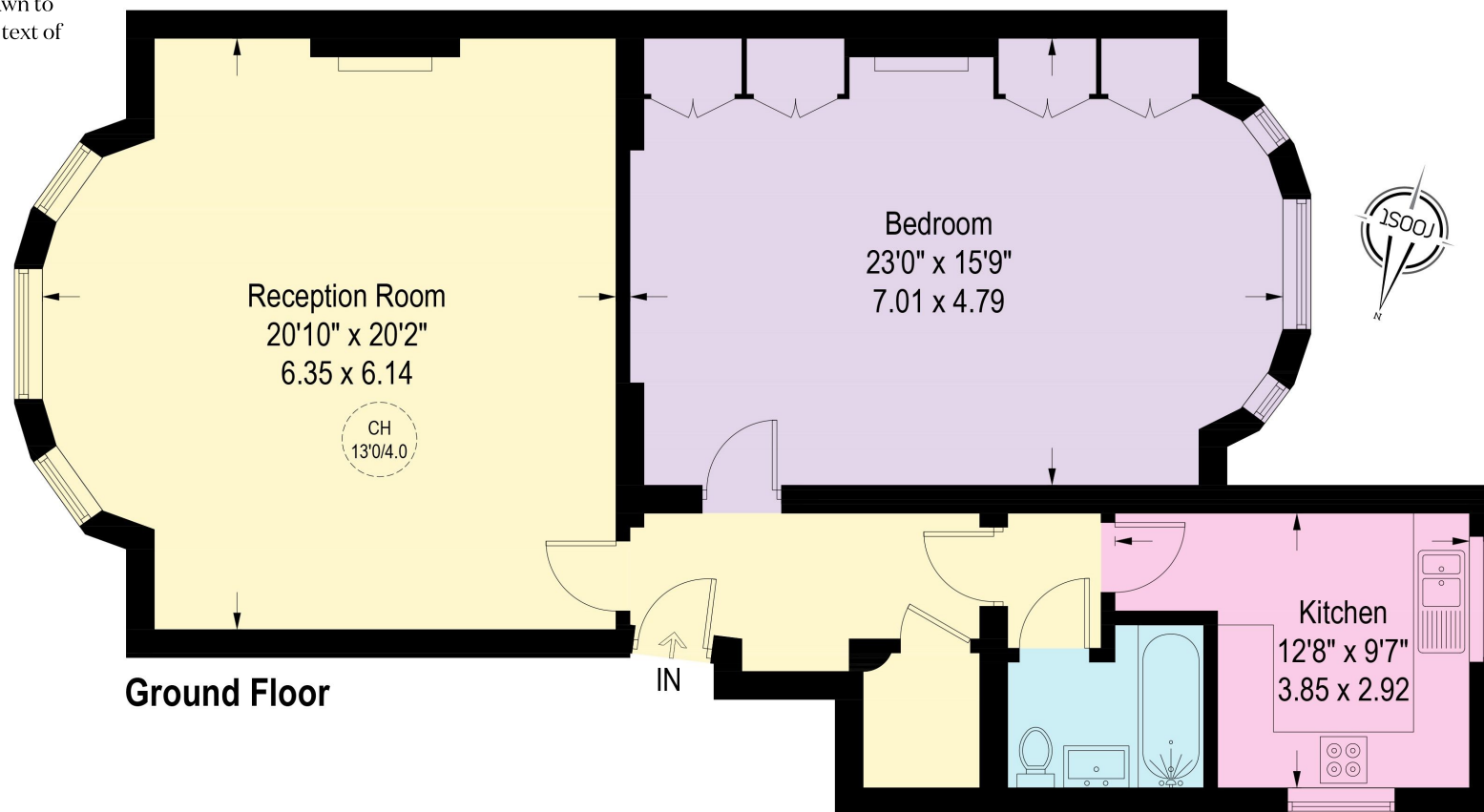
NB. some photos use CGI for illustrative purposes only.



## Roland Gardens SW7

Approximate Gross Internal Area = 1002 sq ft / 93.1 sq m

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 January 2025. Photographs and videos dated January 2025.

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