



Roland Way, South Kensington SW7



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An elegant three/four bedroom, three bathroom freehold house arranged over four levels, discretely positioned in a private, gated and cobbled mews with off street parking for one or two cars in South Kensington SW7. This is a unique opportunity to acquire an impressive family home on a peaceful residential mews.

The ground floor of the property offers an expansive double reception room with an attractive fireplace, good ceiling heights, and a skylight that floods the space with natural light. An impressive set of bi-folding doors lead through to a second reception room which could alternatively be used to park a motorbike or small car.



Asking price: £3,500,000

Tenure: Available freehold

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: H

The house is presented in excellent condition; the current owner having meticulously refurbished the property. It also has air conditioning and an integrated a/v system. The result is a wonderful home with flexible accommodation.

Roland Way is located parallel to, and one street west of Roland Gardens, which runs south off Old Brompton Road. It enjoys a unique and tranquil village-like atmosphere, and benefits from the many shops and restaurants this area has to offer. The property is within walking distance of South Kensington and Gloucester Road Underground stations.





The lower ground floor is home to a spacious dining area and a well-appointed kitchen featuring premium integrated appliances and pristine countertops. There is also an additional bedroom on this level, currently configured as a study, benefiting from an en suite shower room.

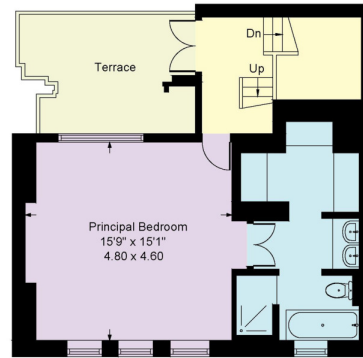
The first floor is dedicated to the principal bedroom suite, with an extensive walk-in wardrobe and a large en suite bathroom. This level also has access to a generous-sized terrace - a space perfect for entertaining or al fresco dining. Two further double bedrooms are positioned on the top floor, served by extensive wardrobe storage and a separate family bathroom.



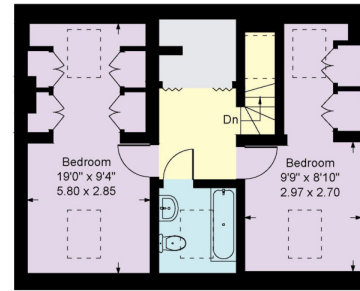
The principal suite is served by an extensive walk-in wardrobe and impressive en suite bathroom.



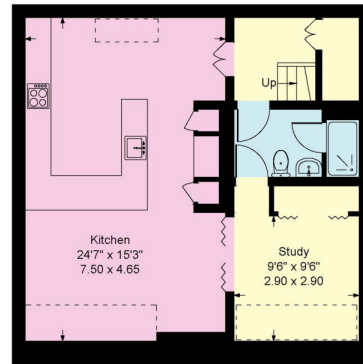
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Approximate Gross Internal Area = 2,273 sq ft / 211.1 sq m



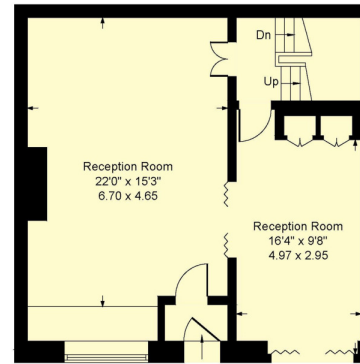
First Floor



Second Floor



Lower Ground Floor



Ground 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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Particulars dated March 2023. Photographs and videos dated March 2023.
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