



RUSSELL SIMPSON

Graceful two-bedroom flat in South
Kensington with tasteful interiors

ROLAND GARDENS
SOUTH KENSINGTON SW7

Roland Gardens

Sold

BEDROOMS 2	INTERNAL 905 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	84 SQM	EPC D	COUNCIL TAX F
TENURE Share of freehold	LEASE LENGTH 958 YEARS	GROUND RENT —	SERVICE CHARGE £9,416 P/Y

The Property

Second floor flat with a wide reception room looking onto a beautiful street of Victorian townhouses.

Entering the property on the second floor, a central corridor leads to the main reception room. This is a generous space, occupying the entire width of the house, with three sash windows overlooking the street. As well as separate seating and dining areas, it communicates with the open-plan kitchen.



Bedroom Spaces

The principal bedroom includes an ensuite bathroom, built-in storage and sash windows overlooking the rear of the building.

The property contains a second bedroom and second bathroom, as well as a utility cupboard.





Other Spaces

The flat has been ingeniously designed to make full use of the space. Storage has been carefully positioned, while traditional decorative details like paneled doors and carved fireplaces add to the refinement.



The Neighbourhood

Roland Gardens is an attractive street in South Kensington, lined with late Victorian terrace houses. The Fulham Road and the Old Brompton Road are both close by, with their renowned range of restaurants and shops. In addition, Gloucester Road and South Kensington underground stations are within walking distance.

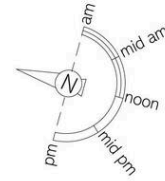
Roland Gardens, SW7


Approximate Internal Area
905 sq ft/ 84 sq m

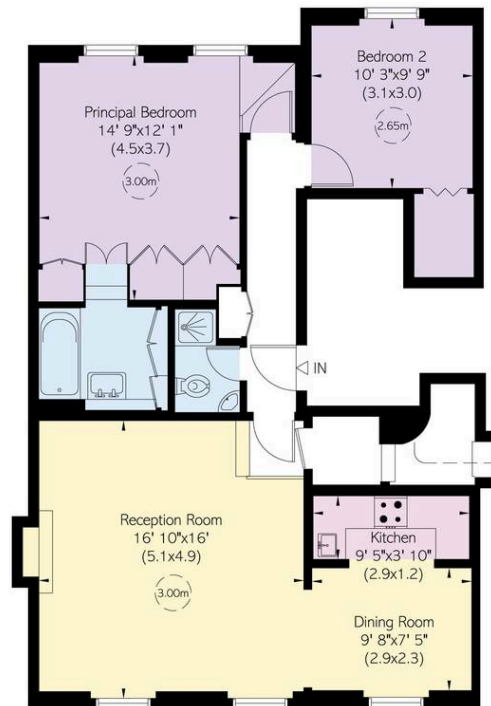
Including limited use area
16 sq ft/ 2 sq m

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This plan is for layout guidance only.
Not drawn to scale unless stated. Windows
and door openings are approximate. Whilst
every care is taken in the preparation of this
plan, please check all dimensions, shapes,
and compass bearings before making any
decisions reliant upon them.



 Reduced head height below 1.5m



Second Floor

**RUSSELL
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