

RUSSELL SIMPSON

Bright first-floor flat with street views in prestigious South Kensington location

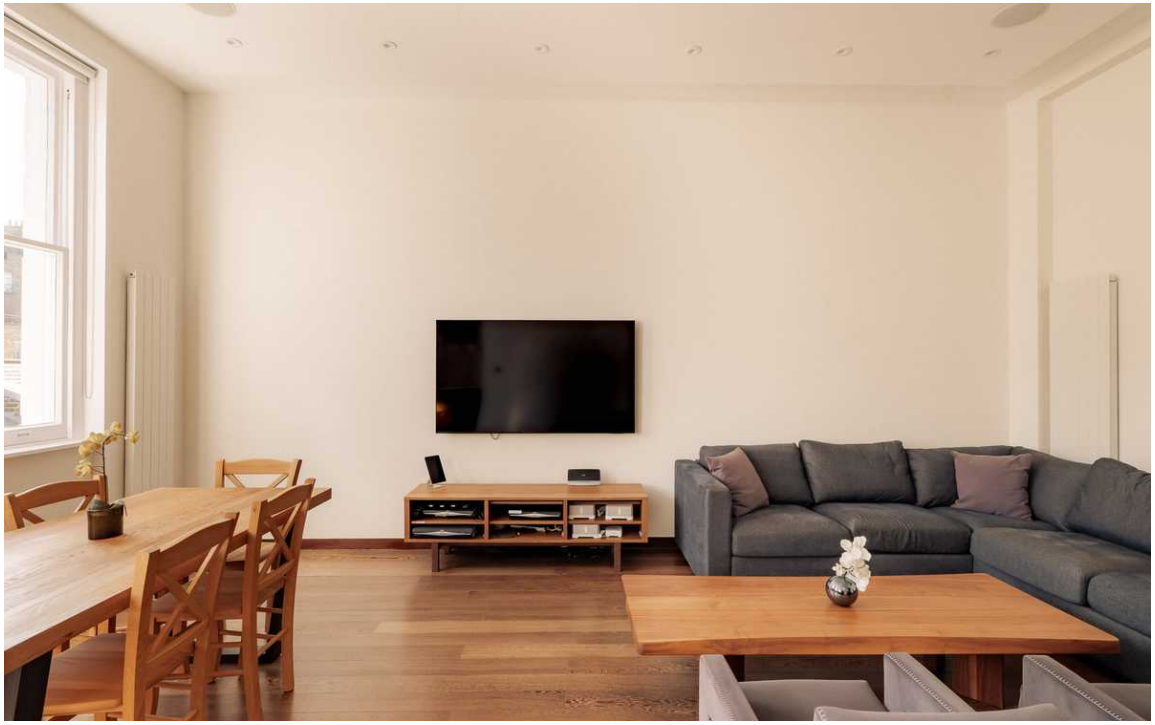
ROLAND GARDENS
SOUTH KENSINGTON SW7

Roland Gardens

Sold

BEDROOMS 2	INTERNAL 953 SQ FT 88 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 170 YEARS	GROUND RENT —	SERVICE CHARGE £2,814 P/Y





The Property

A well-presented two-bedroom flat in good condition.

Entering the flat on the first floor, you step into a spacious drawing room with wooden floors and high ceilings that create an impressive sense of scale. This light-filled reception room features large windows offering views over Roland Gardens below, while the generous proportions and excellent natural light enhance the room's graceful character. The room provides ample space for both relaxation and entertaining.

The kitchen is thoughtfully positioned and features contemporary fitted units with tiled floors and modern appliances. The compact yet functional design provides all essential facilities while maintaining a clean, contemporary aesthetic.

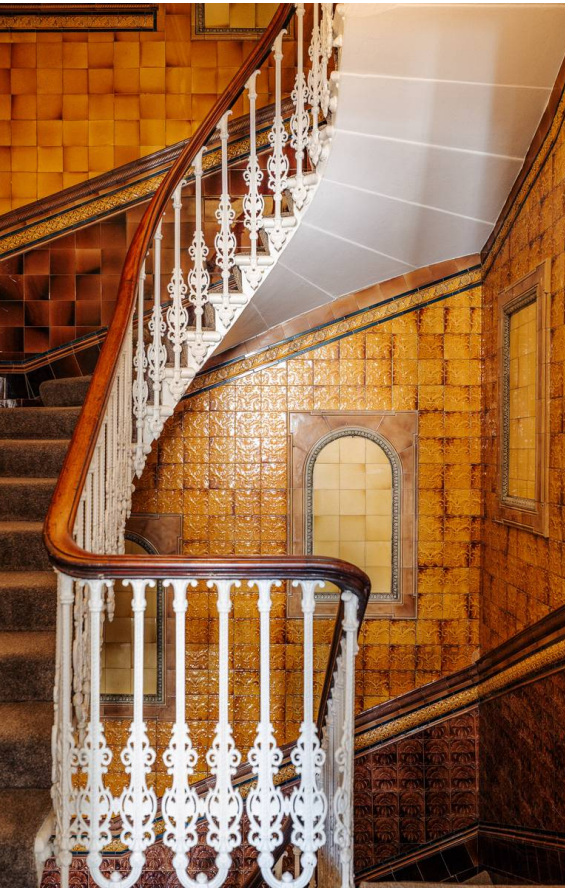


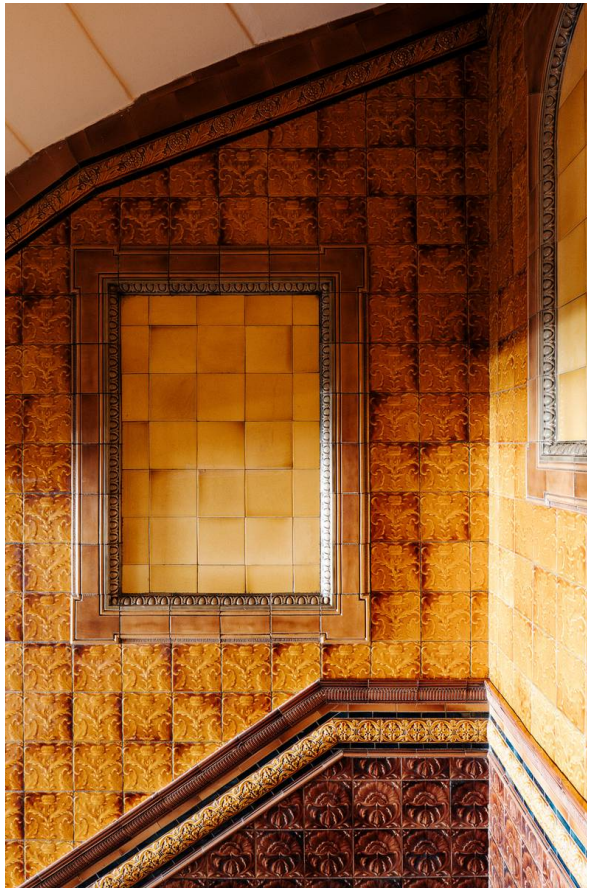


The Bedrooms

The accommodation continues with two well-proportioned bedrooms. The principal bedroom is a substantial double room with built-in storage and an ensuite bathroom The second bedroom offers comfortable accommodation, also benefiting from an ensuite.

The flat has been presented in good condition throughout, with wooden floors across the main reception areas and bedrooms adding warmth and continuity. The high ceilings and large windows maximise the sense of space and light, while the thoughtful layout provides excellent separation between living and sleeping areas. The quality finishes and well-proportioned rooms maintain the property's refined character.





The Neighbourhood

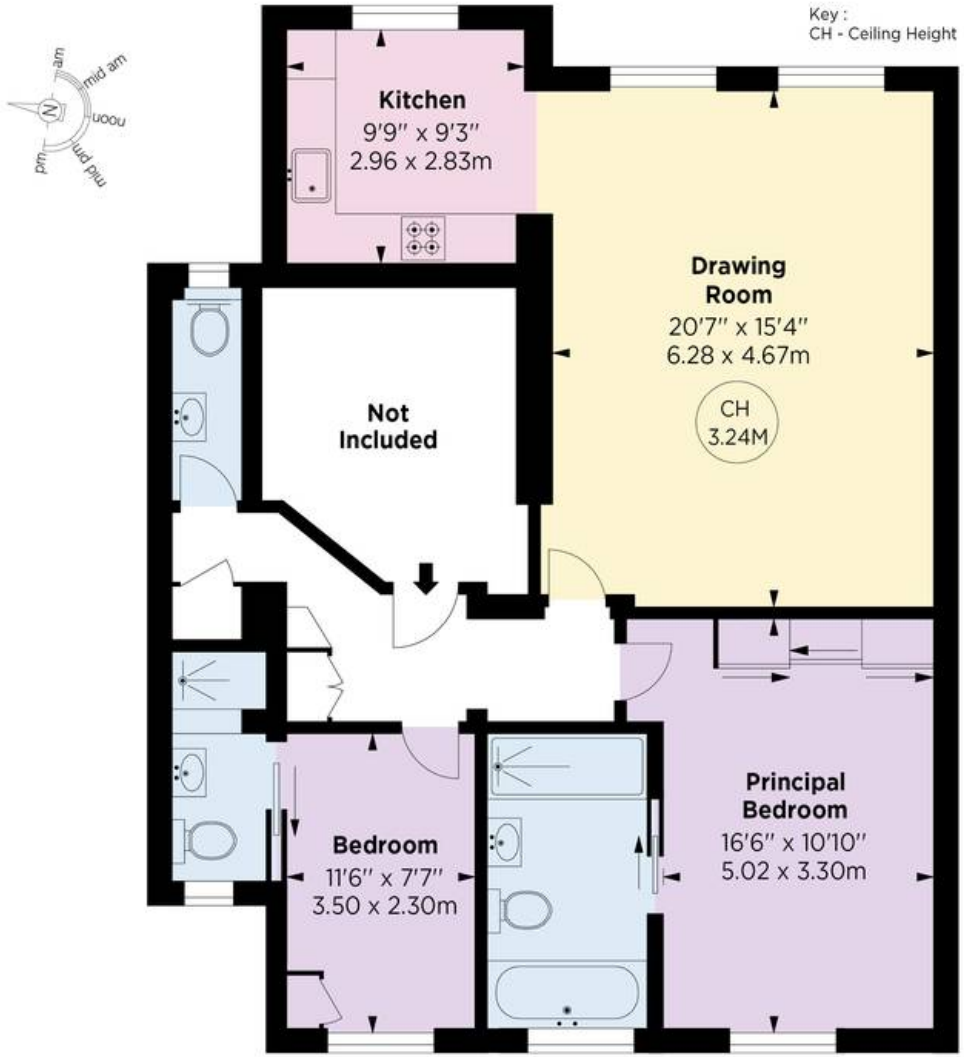
Roland Gardens is a prestigious address in South Kensington, moments away from the cultural attractions of the Natural History Museum, Victoria and Albert Museum, and Science Museum. The location offers easy access to the upmarket shopping of Brompton Road and Knightsbridge, while South Kensington underground station is within walking distance providing excellent transport links across London.

The area benefits from the open spaces of Hyde Park and the sophisticated atmosphere that makes South Kensington one of London's most desirable residential locations, with its rich cultural heritage and distinguished Victorian architecture.

Roland Gardens, SW7

Approx Gross Internal Area
953 sq ft / 88.53 sq m

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FIRST FLOOR

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.

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SIMPSON

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