

## **RUSSELL SIMPSON**

Sophisticated mews house with roof  
terrace, lift, and parking

ROLAND WAY  
SOUTH KENSINGTON SW7

Roland Way

£3,650,000

BEDROOMS 3	INTERNAL 1,885 SQ FT	OUTDOOR 473 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 2	175 SQM	EPC C	TENURE Freehold



# The Property

Beautifully designed three-bedroom house, on a gated mews close to Gloucester Road underground station

---

img 1

Entertaining Space

img 2

Reception Room



# Indoor Spaces

Entering the house on the ground floor, the entrance hall leads through to a generous reception room with an internal balcony overlooking the floor below. In addition, this floor contains a study area, a spectacular cantilever staircase, and a guest loo.

The lower ground floor features an open-plan kitchen with a central island, breakfast bar and Miele appliances. It communicates with a generous dining area and an additional utility room.



---

img 1

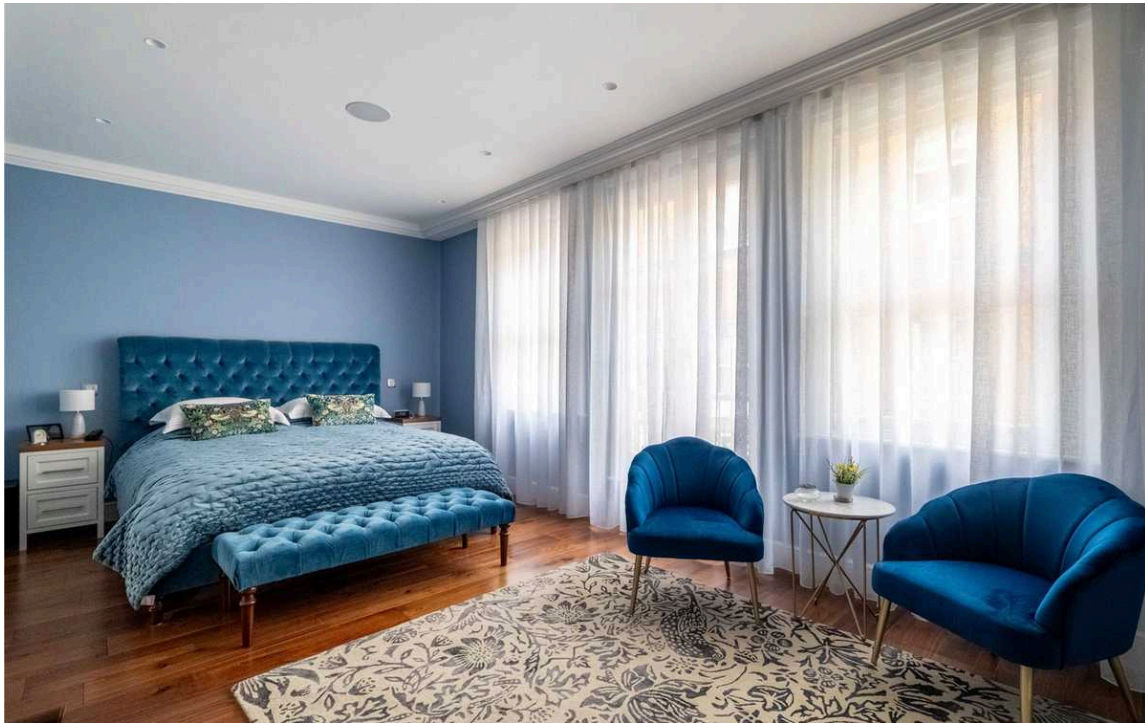
Breakfast Bar

---

img 2

Modern Kitchen





## The Bedrooms

The first floor is entirely occupied by the principal bedroom suite. This includes a well-proportioned dressing room, an ensuite bathroom/steamroom by C.P. Hart, and a bedroom with a Juliet balcony. The second floor features two more bedrooms sharing a bathroom.

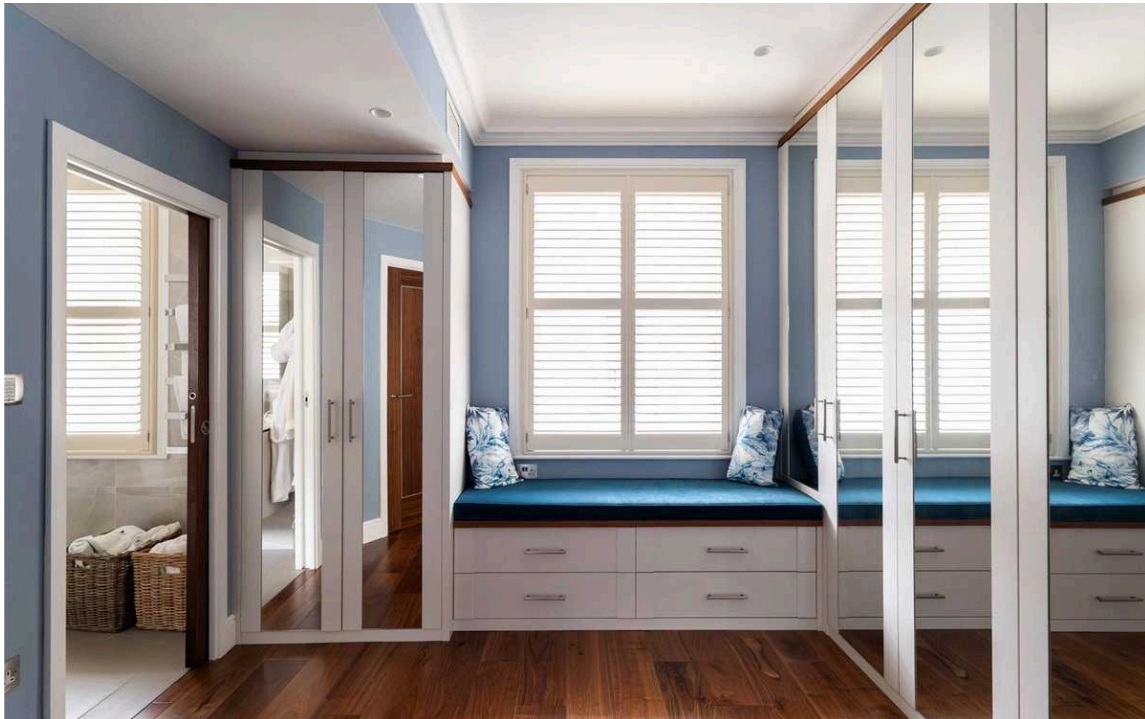
---

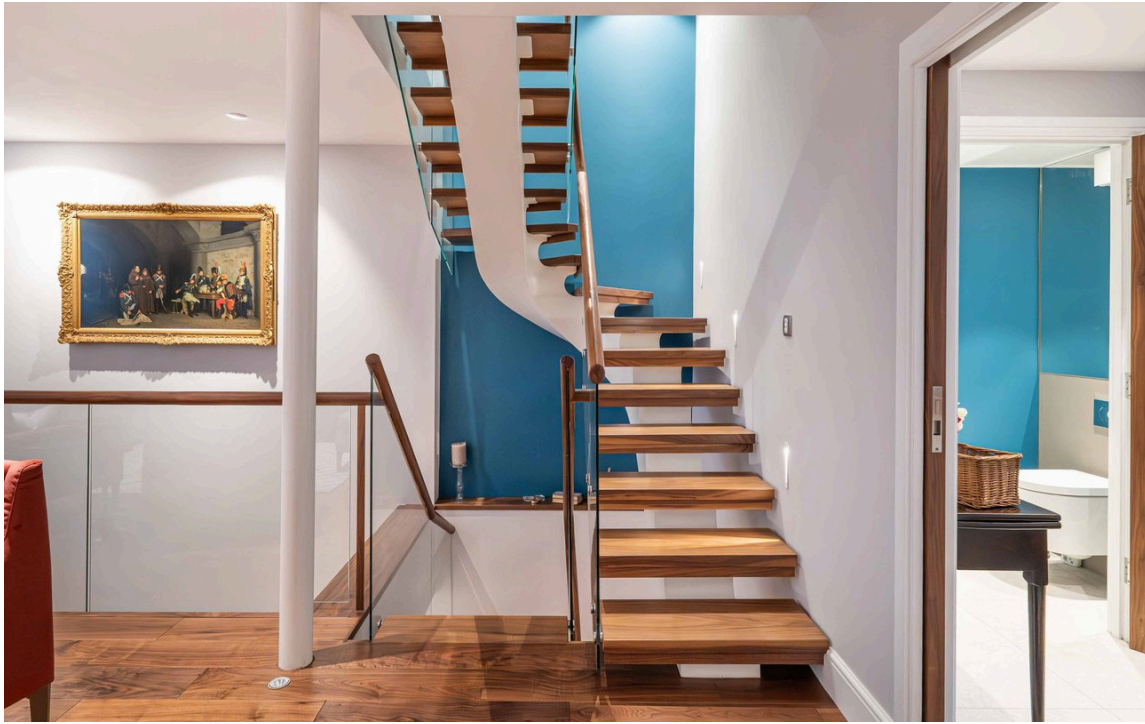
img 1

Principal Bedroom

img 2

Dressing Room





## The Design

Unusually for a mews house, the property has windows on both sides, ensuring brightness throughout the day. In addition, it was extensively renovated to an exceptionally high standard.

Features include: air conditioning and underfloor heating throughout; central control for the lighting, sound, blinds and televisions; double glazed windows, bespoke furniture designed by Hyperion Furniture, and an internal lift connecting the four levels of the house.





## Outdoor Spaces & The Neighbourhood

The property offers a spacious roof terrace with an outdoor kitchen. In addition, there is a reserved parking place in front of the property with an electric car charging point.

Roland Way is a gated and cobbled mews lined with picturesque houses painted pastel colours. It leads between Old Brompton Road and Roland Gardens. From here, the many restaurants and shops of the Fulham Road are close. In addition, Gloucester Road underground station is close, while the world-class cultural institutions of South Kensington are also nearby.



---

img 1

Exterior

img 2

Roof Terrace

# Roland Way, SW7

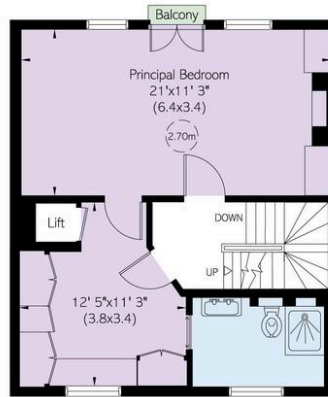
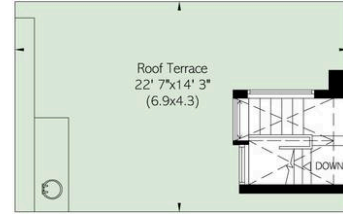
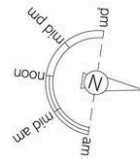
**Approximate Internal Area**  
1,885 sq ft/ 175 sq m

**Including limited use area and outside storage**  
33 sq ft/ 3 sq m

**Outside Area**  
473 sq ft/ 44 sq m

**RUSSELL SIMPSON**

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.



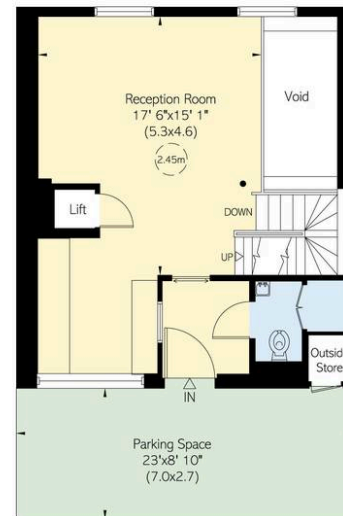
First Floor



Second Floor



Lower Ground Floor



Ground Floor



**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

---

## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

---

## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square  
London  
W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)