



## **RUSSELL SIMPSON**

Exquisitely decorated two-bedroom  
flat in Kensington with lofty and  
opulent rooms to rent

ROLAND GARDENS  
SOUTH KENSINGTON SW7

# Roland Gardens

£2,200 P/W

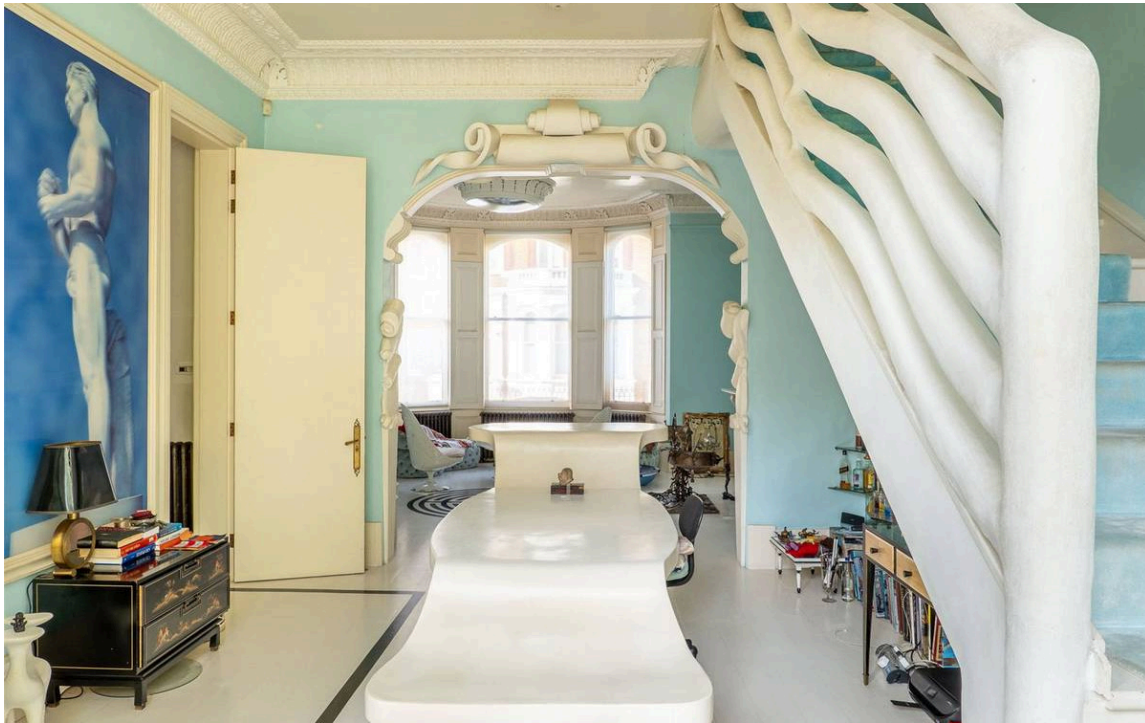
|                |  |                                    |                               |
|----------------|--|------------------------------------|-------------------------------|
| BEDROOMS<br>2  | INTERNAL<br>1,804 <small>SQ FT</small> | OUTDOOR<br>31 <small>SQ FT</small> | FURNISHED STATUS<br>Furnished |
| BATHROOMS<br>2 | 167 <small>SQM</small>                 | EPC<br>D                           | COUNCIL TAX<br>RBKC, H        |



## The Property

Duplex flat with west-facing balcony and unique interiors close to the Fulham Road





## Indoor Spaces

Entering the flat on the ground floor, the front hall leads through to generous double reception room. As well as exceptionally high ceilings, this room includes an ornate cornice and beautiful fireplace. In addition, there is a wide, west-facing bay window with shutters that fill the space with light.

The far side of the room has a second bay window, flowing through to a fitted kitchen with marble worktops. This floor also contains a guest WC.





## The Bedrooms

The first floor features a pair of bedrooms. The principal bedroom has a dressing room and an ensuite bathroom, as well as a French door leading out onto the balcony. A screen can be drawn to create a second bedroom with considerable wardrobe space and an ensuite bathroom with a bath.





## The Design

The property is decorated in an exceptional style, with beautiful mouldings on the ceiling and walls. These unique interiors that create a sense of splendour and delight, and are presented in good condition.





## The Neighbourhood

The flat has a west-facing balcony with enough space for outdoor seating. (The property includes a concierge service)

Roland Gardens is an attractive street in South Kensington, lined in late Victorian terraced houses with stucco dressings. From here, the Fulham Road is close, with its celebrated range of restaurants and shops. In addition, Gloucester Road and South Kensington underground stations are both within walking distance.

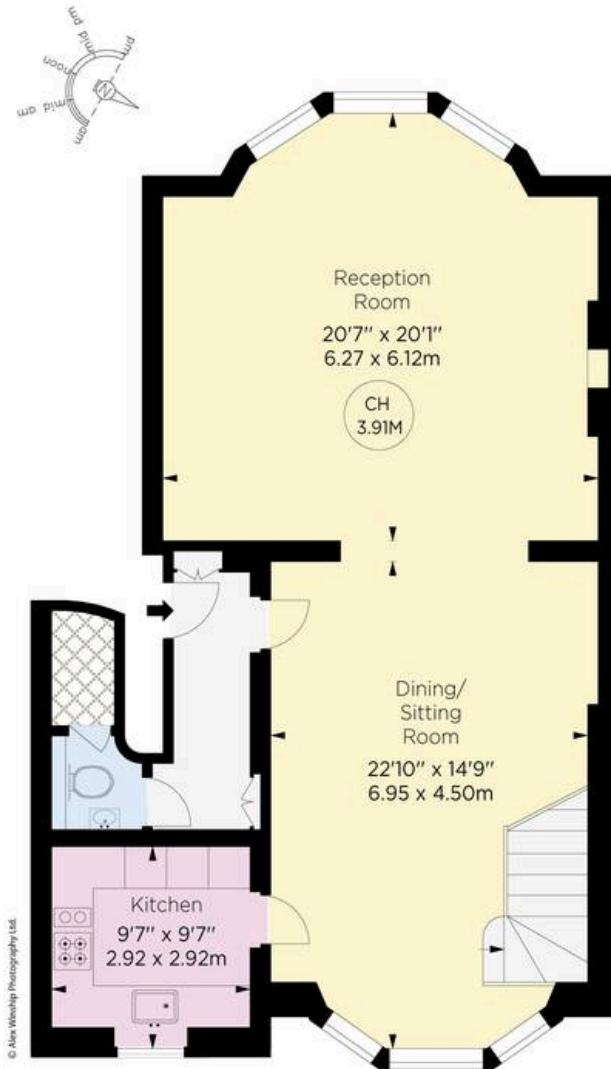
# Roland Gardens, SW7

**Approx. gross Internal Area**  
1804 Sq Ft / 167.59 Sq M

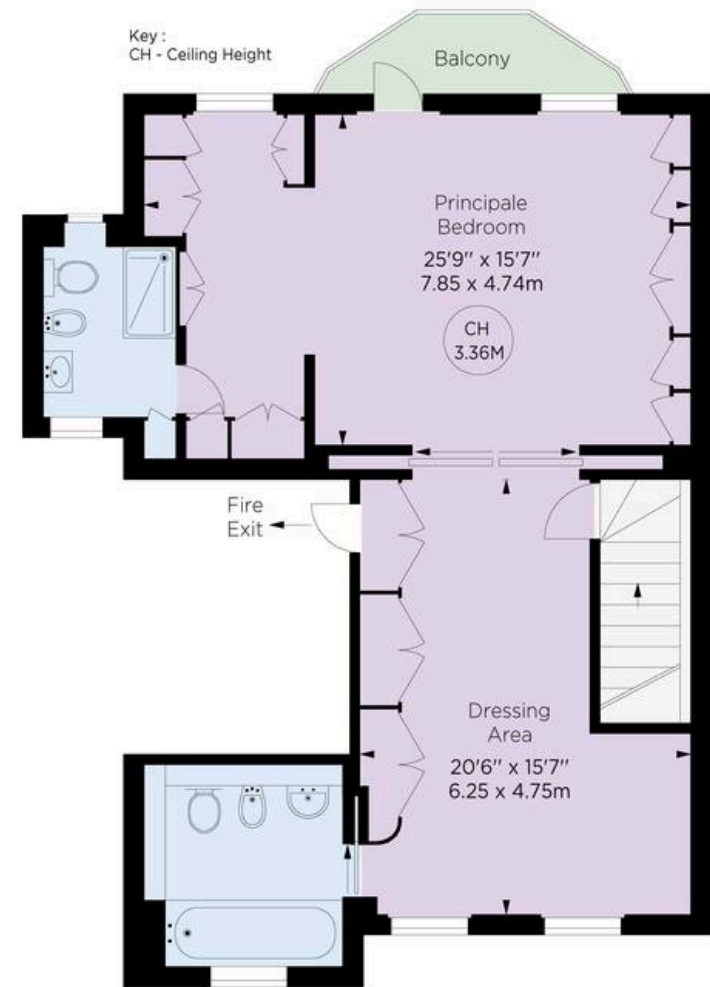
**Approx. outdoor Area**  
31 Sq Ft / 2.9 Sq M

**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.



RAISED GROUND FLOOR



FIRST FLOOR

**ALEX  
WINSHIP**  
Photography

\* This plan is for guidance only, not to scale or valuation purposes. It should not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

**M** **RICS** Certified Property Measurer



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