

RUSSELL SIMPSON

South Kensington flat with exceptionally high ceilings to rent

ROLAND GARDENS
SOUTH KENSINGTON SW7

BEDROOMS 2	$1,\!460$ so ft	OUTDOOR ——	FURNISHED STATUS Multiple Options
BATHROOMS 2	135 som	EPC C	RBKC, G





The Property

Beautiful two-bedroom flat with a spacious layout on a sought-after street close to the Fulham Road

img 1 Dining Area
img 2 Kitchen



Indoor Spaces

Entering the flat on the ground floor, the front hall opens onto a generous reception room. High ceilings with stucco mouldings and dark wooden floors combine to give the room a sophisticated style. In addition, double doors open onto a conservatory dining room, filling both spaces with light.

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The Bedrooms

On one side of the dining room is a fitted kitchen. On the other side is a bedroom with an ensuite bathroom. Meanwhile, the principal bedroom is at the front end of the flat, offering built-in storage and a wide bow window with wooden shutters. A second bathroom with a bath completes the property.

mg 1	Principal Bedroom
mg 2	Bathroom



The Neighbourhood

Roland Gardens is an attractive street in South Kensington, lined with late Victorian terrace houses. 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

Approximate Internal Area $_{1,460}$ sq ft/ $_{136}$ sq m

Including limited use area 10 sq ft/ 1 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 oare 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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