



## **RUSSELL SIMPSON**

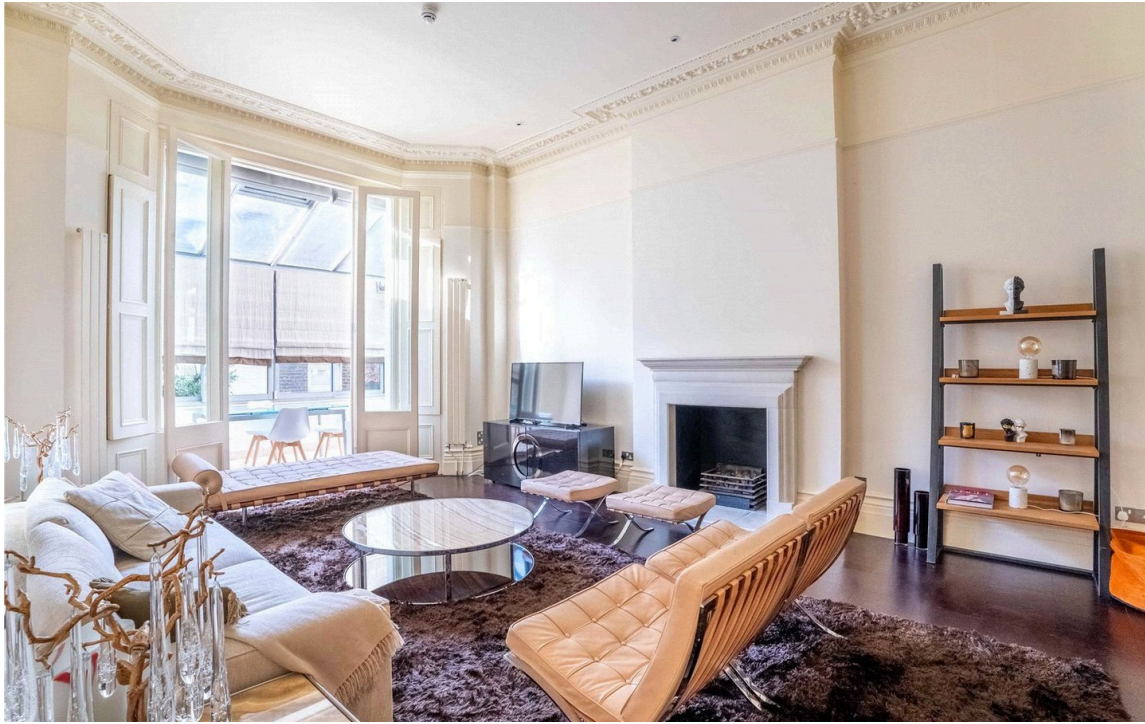
South Kensington flat with  
exceptionally high ceilings to rent

ROLAND GARDENS  
SOUTH KENSINGTON SW7

# Roland Gardens

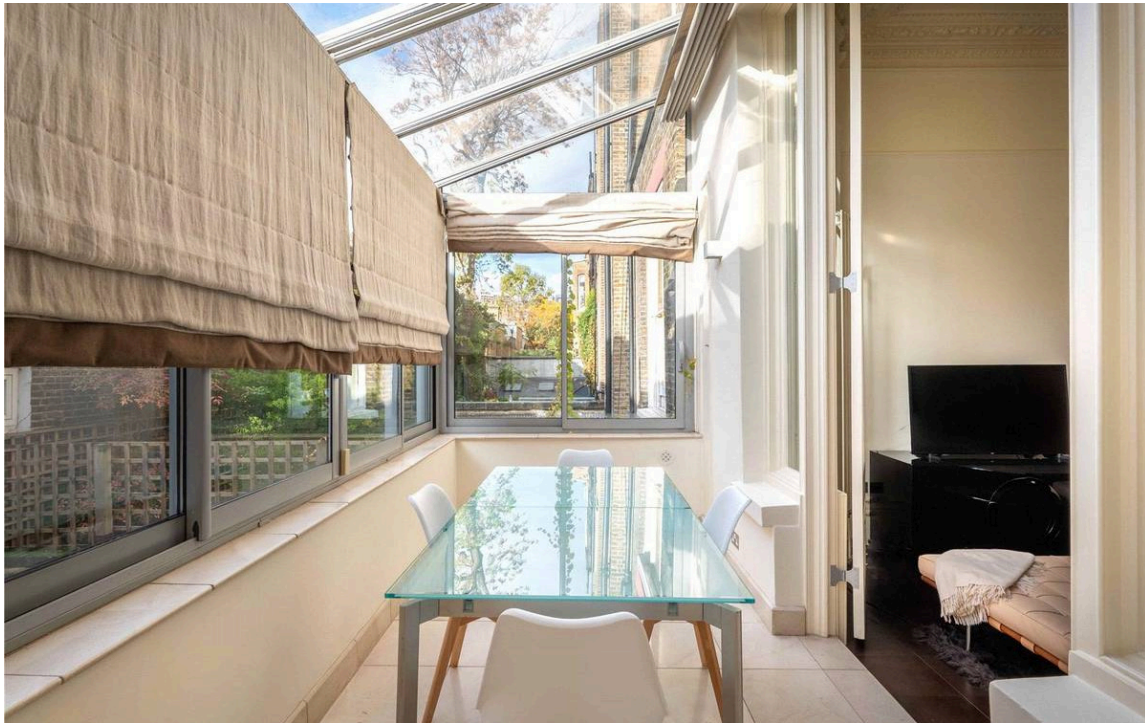
£1,500 P/W

BEDROOMS 2	INTERNAL 1,460 <small>SQ FT</small>	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2	135 <small>SQM</small>	EPC C	COUNCIL TAX G



## The Property

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



## 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.





## 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.





## 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.

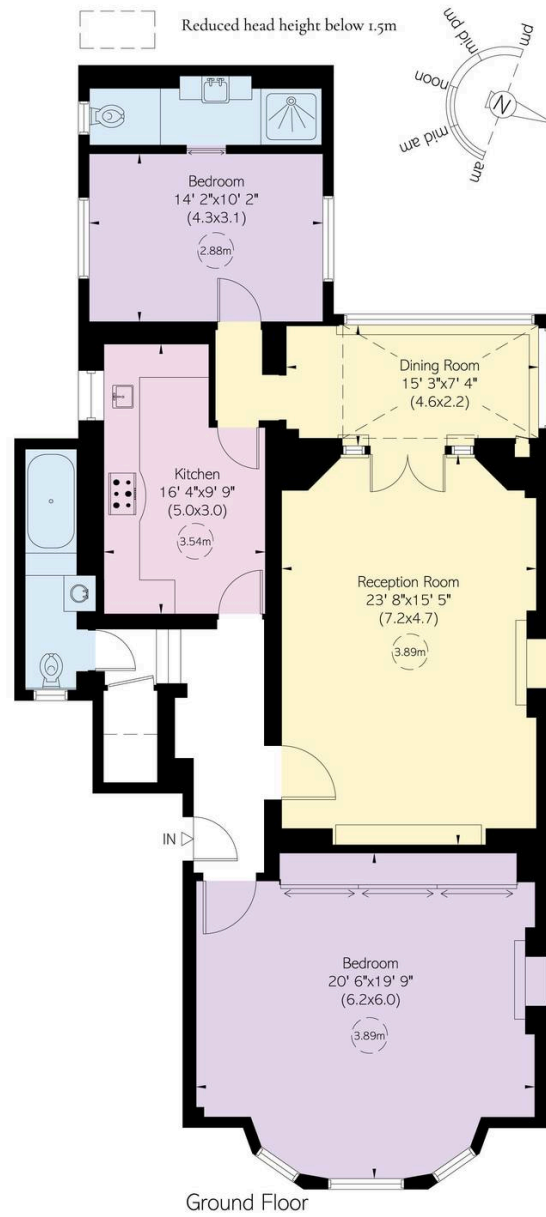
# Roland Gardens, SW7

**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 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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