



## **RUSSELL SIMPSON**

Immaculate two bedroom flat in this  
convenient location

ROLAND GARDENS  
SOUTH KENSINGTON SW7

# Roland Gardens

# Let

BEDROOMS 2	INTERNAL 855 <sub>SQ FT</sub>	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2	79 <sub>SQM</sub>	EPC C	COUNCIL TAX RBKC, G

# The Property

A perfectly presented apartment with bright views over Roland Gardens.



img 1

Kitchen Details



## Indoor Spaces

The property is entered on the second floor. To the right is the open plan kitchen and living room which also encompasses an informal dining area. The principle bedroom is spacious and has an en suite shower room. There is then a second double bedroom and a modern family bathroom. In addition, the flat has a handy utility cupboard.

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img 1

Principal Bedroom

img 2

Bathroom





## The Neighbourhood

Roland Gardens is an attractive street in South Kensington, lined with late Victorian terrace houses. The Fulham Road and the Old Brompton Road are both close by, with their renowned range of restaurants and shops. In addition, Gloucester Road and South Kensington underground stations are within walking distance.

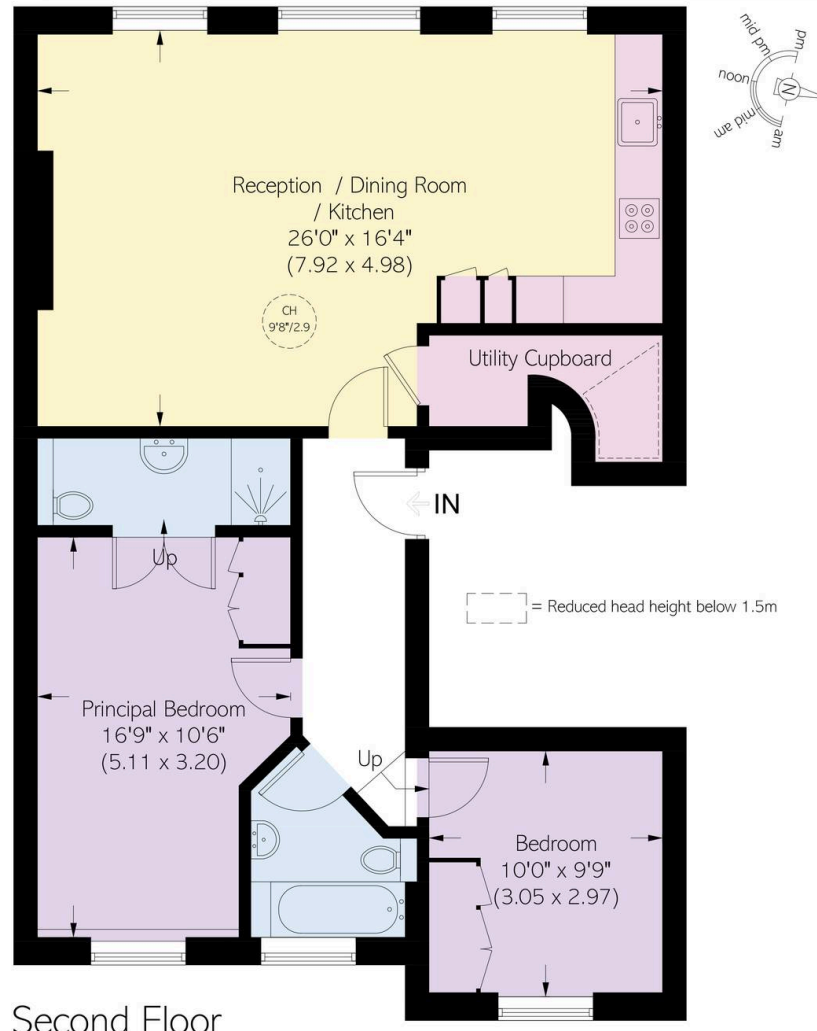
Roland Gardens, SW7

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**Approximate area**  
855 sq ft / 79.4 sq m

**Including limited use area**  
(17 sq ft / 1.6 sq m)

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.



Second Floor

**RUSSELL  
SIMPSON**

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