

RUSSELL SIMPSON

Beautifully designed and decorated flat
with light-filled living area and terrace

ROLAND GARDENS
SOUTH KENSINGTON SW7



Roland Gardens
South Kensington SW7

£2,750,000

BEDROOMS 3	INTERNAL 1,603 <small>SQ FT</small>	OUTDOOR 74 <small>SQ FT</small>	COUNCIL RBKC
RECEPTION ROOMS 1	149 <small>SQ M</small>	EPC C	COUNCIL TAX Band H
BATHROOMS 2	AMENITIES Air Conditioning	TENURE Share of Freehold	LENGTH OF LEASE 997 years



The Property

Spacious duplex flat with lift and newly refurbished interiors with air-conditioning throughout.

The flat is centred on a beautiful living space on the fourth floor. It includes an open-plan kitchen with wooden units and a central island breakfast bar. This is connected to a dining and seating area, while wooden floors throughout create a sense of harmony.

The fourth floor also features a staircase landing, with bifolding doors opening onto the rear terrace. An overhead skylight floods the stairs with light, while internal glazing and a semi-vaulted ceiling rising to 4m high spreads the brightness through the upper storey.



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Indoor Spaces



The third floor features three bedrooms. The principal bedroom has an ensuite bathroom and considerable storage space, while the second bedroom also has wardrobe space. The third bedroom could also be used as a study, while a second bathroom completes this level.

The flat is accessed from the first-floor half-landing, while a lift also opens onto the second and third floors.





The Design



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This newly refurbished property has been decorated in a tasteful contemporary style, with restrained interiors adding to the sense of light and space. Air conditioning throughout offers modern comfort and convenience.

Outdoor Spaces & The Neighbourhood

The flat includes a terrace with wooden decking and enough space for outdoor seating. It also has expansive views across a mews.

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



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APPROXIMATE INTERNAL AREA

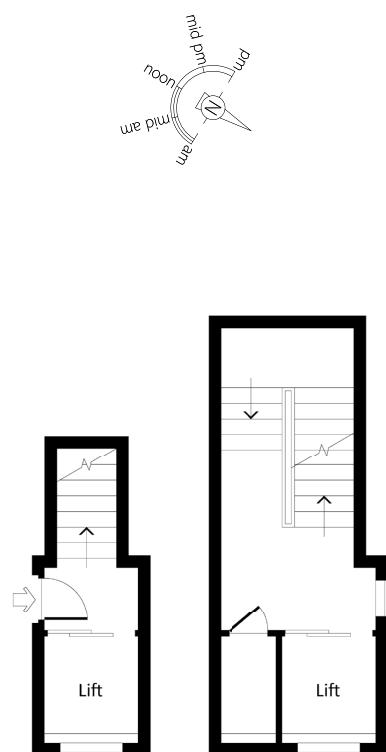
1,603 SQ FT / 149 SQ M

EAVES STORAGE

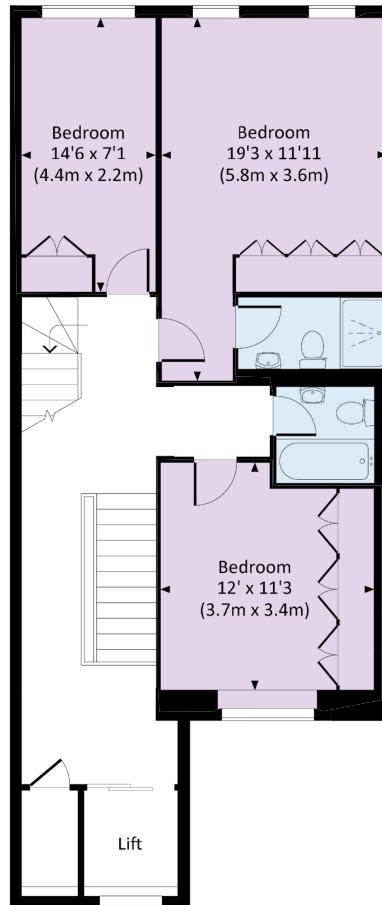
72 SQ FT / 6 SQ M

OUTSIDE AREA

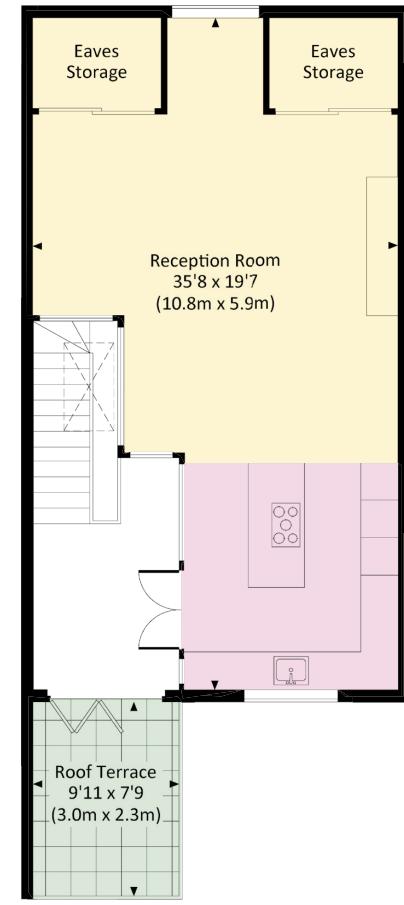
74 SQ FT / 6 SQ M



FIRST FLOOR
HALF LANDING



THIRD FLOOR



FOURTH FLOOR



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