

RUSSELL SIMPSON

Newly refurbished three-bedroom
maisonette with rear garden and elegant
interiors

ROLAND GARDENS
SOUTH KENSINGTON SW7



Roland Gardens
South Kensington SW7

£3,150,000

BEDROOMS 3	INTERNAL 1,792 SQ FT	OUTDOOR 377 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 1	166 SQ M	EPC C	COUNCIL TAX Band H
BATHROOMS 2	AMENITIES Air Conditioning	TENURE Share of Freehold	LENGTH OF LEASE 999 years



The Property

Beautifully designed and decorated duplex flat on a sought-after street near the Fulham Road

Entering the property on the raised ground floor, the front corridor leads through to a central hallway. On one side is a generous reception room with high ceilings and a south-west facing bay window.

On the opposite side is a kitchen with double French doors leading onto the rear terrace. This floor also features a utility room, with wooden floors connecting these two spaces and adding to the sense of calm throughout.







Indoor Spaces

The lower ground floor consists of three bedrooms. The principal bedroom has an ensuite bathroom and a dressing room, as well as its own bay window. The second bedroom is also ensuite, while the third bedroom has a bathroom opposite.

The flat has been newly refurbished and is presented in excellent condition. Its interiors blend classical elegance with contemporary comfort, and offers air conditioning in all the bedrooms.





Outdoor Spaces & The Neighbourhood

The property includes a rear terrace with wooden decking. Steps lead down to the paved patio garden with planted borders and enough space for outdoor seating.

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.



Russell Simpson

Roland Gardens

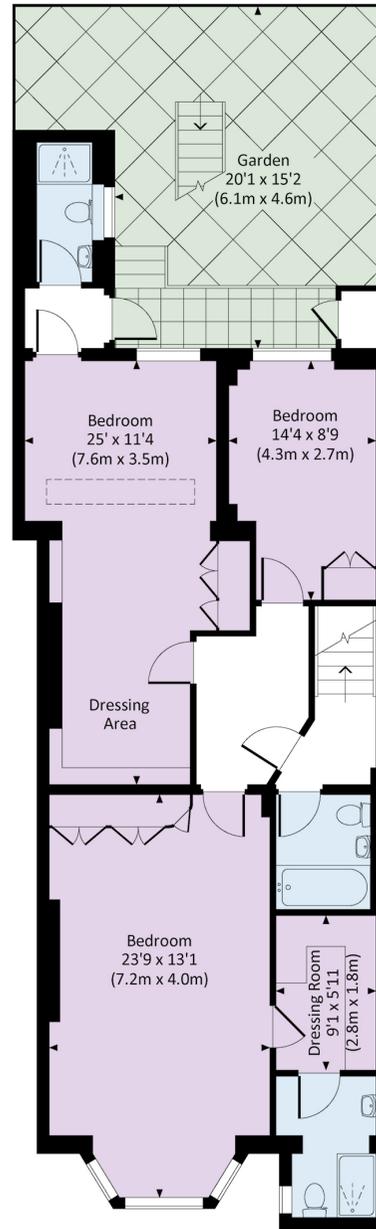


APPROXIMATE INTERNAL AREA

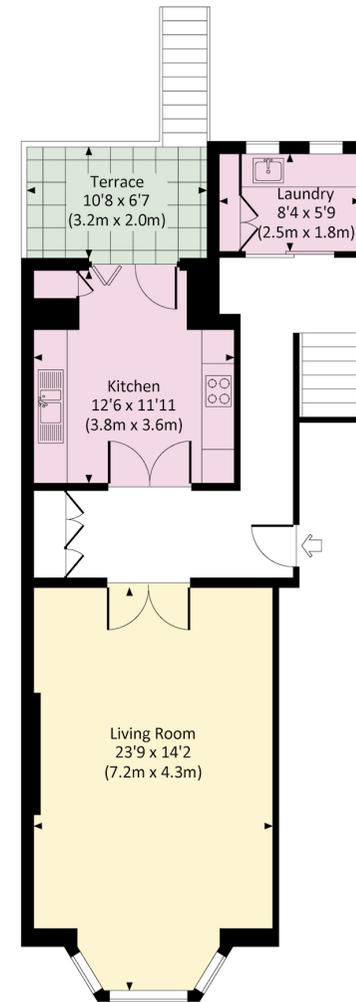
1,792 SQ FT / 166 SQ M

OUTSIDE AREA

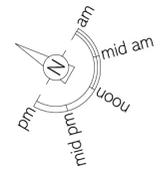
377 SQ FT / 35 SQ M



LOWER GROUND FLOOR



RAISED GROUND FLOOR





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October 2021