



## **RUSSELL SIMPSON**

This immaculately presented two  
bedroom, first-floor flat

ROLAND GARDENS  
SOUTH KENSINGTON SW7

# Roland Gardens

Sold

BEDROOMS 2	INTERNAL  924 SQ FT  85 SQM	OUTDOOR —	COUNCIL SKE
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 959 YEARS	GROUND RENT —	SERVICE CHARGE £3,000 P/Y



## The Property

The property offers exceptional volume and a wonderful sense of space throughout

Having been renovated to a high standard and carefully rearranged, the property has a generous and practical layout with private and quiet east and west facing aspects.



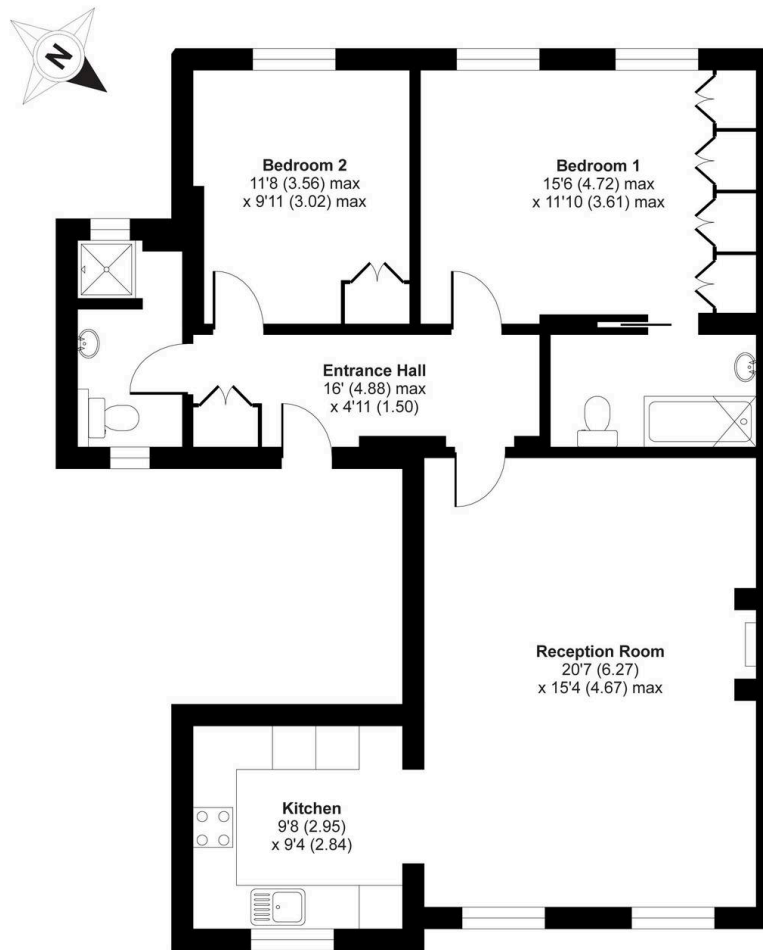


## The Neighbourhood

Roland Gardens is a wide residential road, offering some of the areas most grand buildings which have mostly been arranged as superb apartments. Moments from South Kensington, Gloucester Road and Fulham Road, this property is quietly set back from the hubbub of this superb prime central London location.

## Roland Gardens, London, SW7

APPROX. GROSS INTERNAL FLOOR AREA 924 SQ FT 85.8 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

**RUSSELL  
SIMPSON**

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