

ROLAND GARDENS | SW7

Winkworth



# Flat 3, 28 Roland Gardens,

London, SW7 3PL

A bright, West facing apartment on the second floor of a period conversion.

Located at the Southern end of Roland Gardens, and with an abundance of natural light, this second floor property is comprised of two double bedrooms, a large West facing reception room, galley kitchen and a full bathroom. With wooden floors throughout, and good storage, there is also the opportunity for an incoming purchaser to put their own stamp on the interior space.

**ASKING PRICE:** £875,000 Subject to Contract

**TENURE:** Share of Freehold;

**LOCAL AUTHORITY:** The Royal Borough of Kensington & Chelsea

**COUNCIL TAX BAND:** Band G

**SERVICE CHARGE:** £700 per annum





**LOCATION:**

Roland Gardens found less than 10 minutes' walk to both South Kensington & Gloucester Road Stations, making it ideally located for all that the area has to offer. There is an abundance of shops, restaurants & cafes on your doorstep, but this property finds itself set back from the immense bustle in a delightfully residential area.

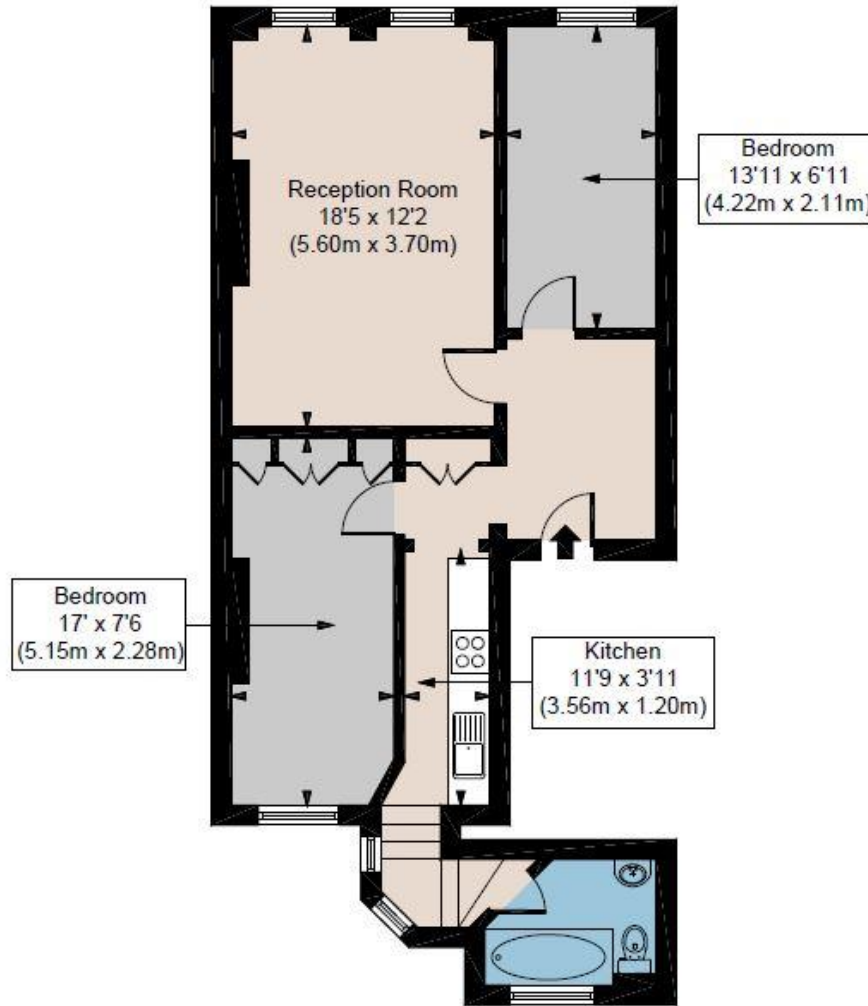
**Entrance hall | Reception room | Two double bedrooms | Bathroom**

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APPROX. GROSS INTERNAL AREA \*  
672 Ft<sup>2</sup> - 62.45 M<sup>2</sup>

Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate



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See things

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

