



41, Roland Gardens

London, SW7 4NN

A superb two double bedroom, two bathroom apartment located on one of South Kensington best known address.

This stunning brand newly renovated apartment by 'West 11 Design' has been reconfigured and developed immaculately. The property comprises of two double bedrooms, two bathrooms with underfloor heating and heated mirrors, double aspect views, high ceilings, utility room and separate kitchen.

Roland Gardens is situated off the Old Brompton Road in South Kensington and thus perfectly positioned to take advantage of the shopping and dining options in the local area. The nearest tube stations are Gloucester Road and South Kensington (District, Circle and Piccadilly lines).

ASKING PRICE: £1,485,000 Subject to Contract

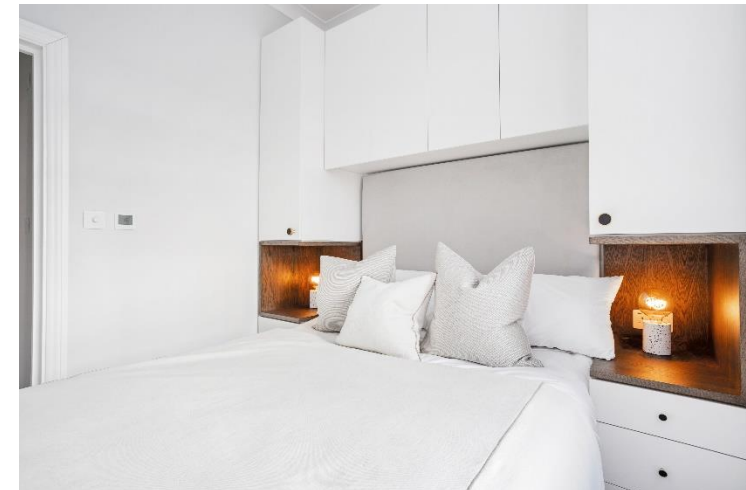
TENURE: Leasehold (new 176yr lease)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band F

SERVICE CHARGE: £3,400

GROUND RENT: peppercorn

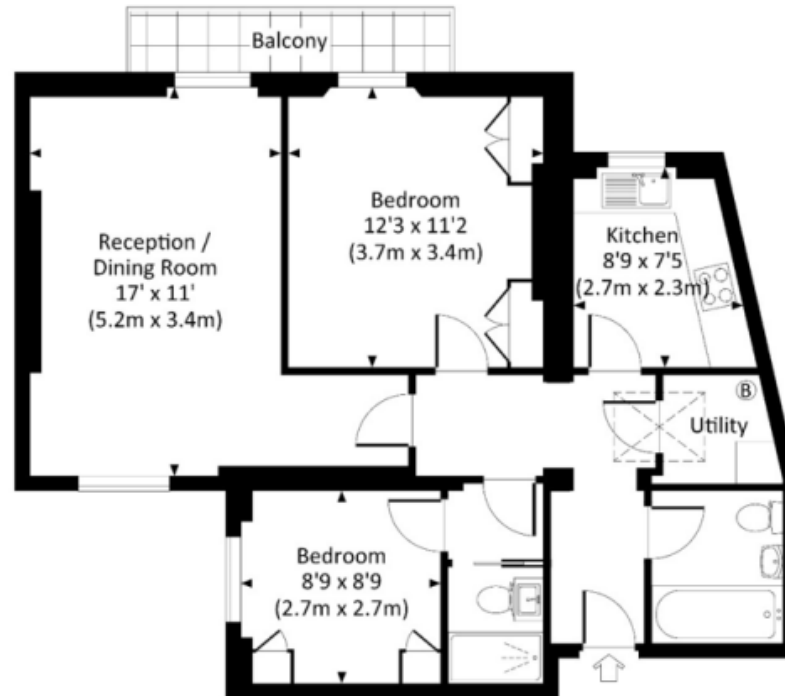




ROLAND GARDENS, SW7
 Approx. gross internal area
 776 Sq Ft. / 72.1 Sq M.



Newly Refurbished | Two Double Bedrooms | Two Bathrooms | Balcony



SECOND FLOOR

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