





# Lower Ground Floor Flat, 10 Roland Gardens, London, SW7 3PH

Set within a broad, low built conversion, and with a private off street entrance one enters the property into a wonderfully spacious hallway off which all of the primary accommodation is found.

The grand reception room with feature fireplace and bay window giving views out onto the garden leads to the kitchen, and subsequently to the private outside space. Both bedrooms are to the front, with the principal bedroom offering a superb amount of space, and the second with ample room for a double with a cleverly designed walk-in wardrobe. There is a large family bathroom, as well as a separate guest WC, as well as ancillary external storage in the garden & under the communal stairs.

**ASKING PRICE:** £1,100,000 Subject to Contract

**TENURE:** Share of Freehold

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

**COUNCIL TAX BAND:** To be confirmed

**SERVICE CHARGE:** To be confirmed

**GROUND RENT:** Peppercorn







### 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 are an abundance of shops, restaurants & cafes on your doorstep, but this property finds itself set back from the immediate bustle in a delightfully residential area.

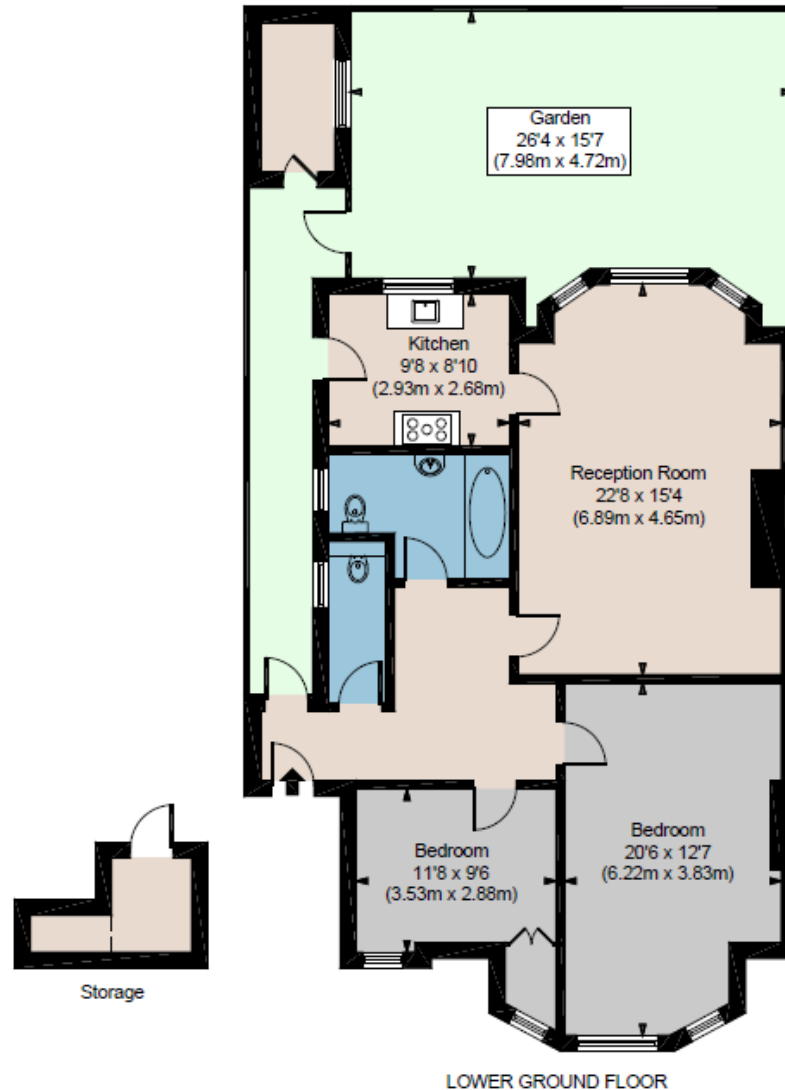
**Private front door | Entrance hall | Reception room | Kitchen | Two double bedrooms | Bathroom | Guest WC | Garden | Ample storage**



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

## ROLAND GARDENS SW7

APPROX. GROSS INTERNAL AREA \*  
 1114 Ft<sup>2</sup> - 103.46 M<sup>2</sup>  
 (of which 72 Ft<sup>2</sup> / 6.73 M<sup>2</sup> is External Storage)  
 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



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.

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