



ROLAND GARDENS, LONDON, SW7
£1,900,000 SHARE OF FREEHOLD

Winkworth



ROLAND GARDENS, LONDON, SW7

A beautifully presented two-bedroom apartment with private roof terrace in South Kensington.

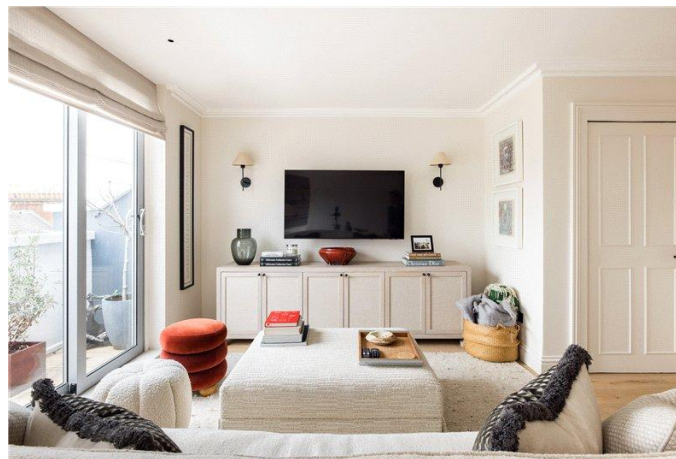
This exceptional two double bedroom apartment offers generous and thoughtfully arranged living space, complemented by a private roof terrace boasting far-reaching views across South Kensington.

Set within a handsome period building, the property is flooded with natural light and finished to a high standard throughout. Perfect for both everyday living and stylish entertaining.

The accommodation comprises two well-proportioned double bedrooms, each with built-in wardrobes and luxurious en suite bathrooms, as well as a separate guest WC. Arranged over the fourth and fifth floors, the apartment benefits from direct lift access.

LOCATION

Roland Gardens is a quiet residential street in the heart of South Kensington, ideally positioned for the wide array of shops, restaurants, and cafés along Gloucester Road, South Kensington, and Fulham Road. Both South Kensington and Gloucester Road Underground stations are within easy reach, offering access to the Piccadilly, Circle, and District Lines.





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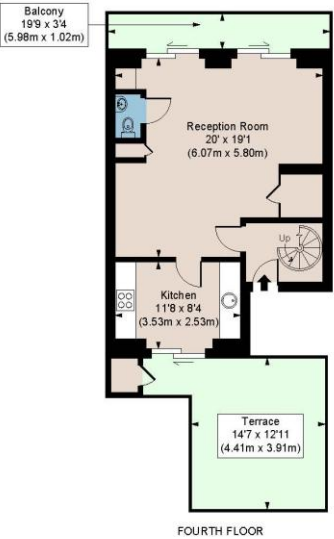
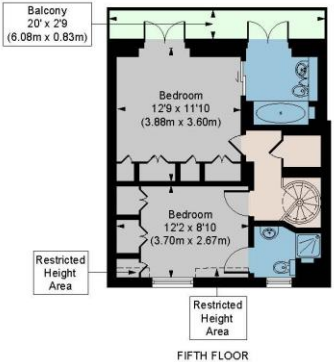
APPROX. GROSS INTERNAL AREA *

935 Ft² - 86.87 M² (Including Restricted Height Area)

927 Ft² - 86.14 M² (Excluding Restricted Height Area)

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.

CPCREATIVE
PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

South Kensington Sales | 020 7373 5052 | southkensington@winkworth.co.uk

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