

ROLAND GARDENS

SOUTH KENSINGTON SW7



AN OUTSTANDING PENTHOUSE WITH
LIFT ACCESS, THE PERFECT BLEND OF
CONTEMPORARY STYLE AND LUXURY
LIVING IN SOUTH KENSINGTON





THE PROPERTY

Occupying the top two floors, this newly renovated residence is entered via direct lift access from the first floor landing. The interiors have been exquisitely designed by West11 Design Ltd with a focus on elegance, comfort, and modern sophistication.

The entire top floor is dedicated to a spectacular reception space featuring dramatic vaulted ceilings, a bespoke open-plan Eggersmann kitchen with Miele appliances, and a beautifully designed dining area. This impressive room opens directly onto a private roof terrace with far-reaching views across South Kensington, creating an exceptional setting for both entertaining and relaxation.

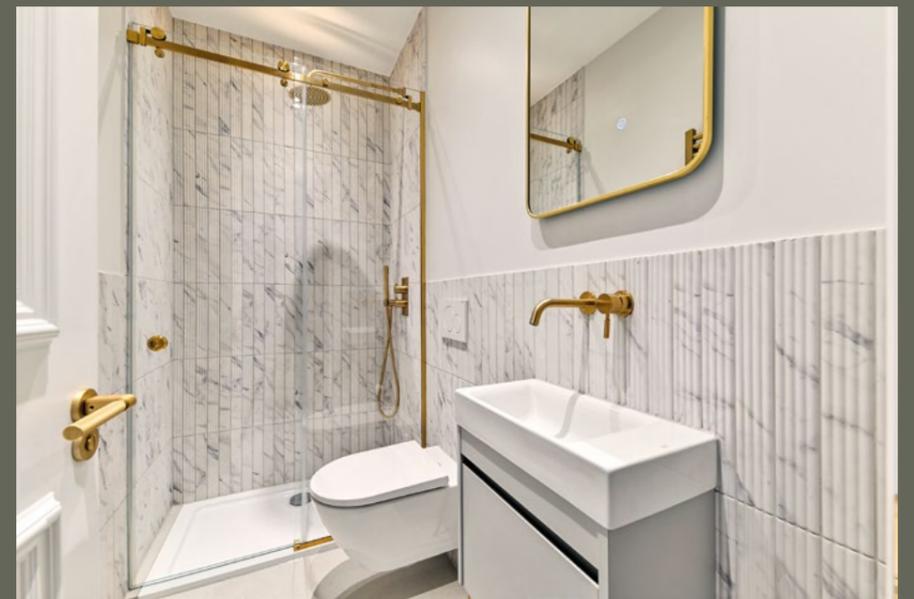






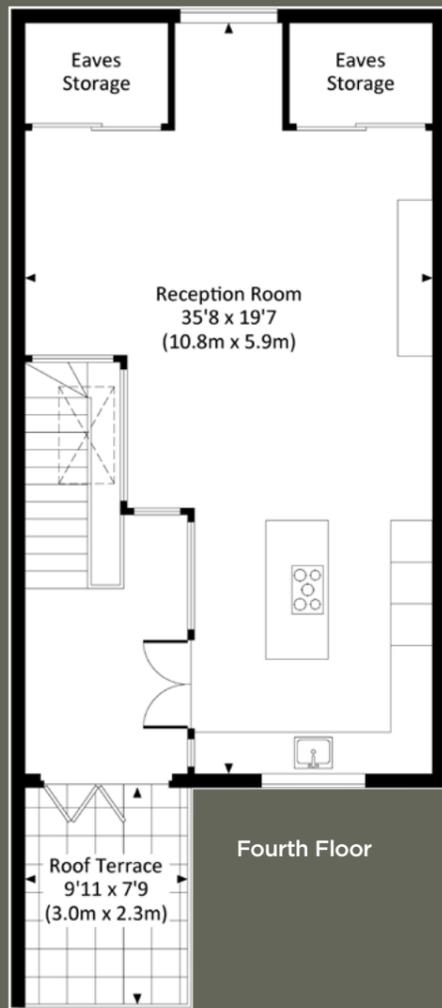
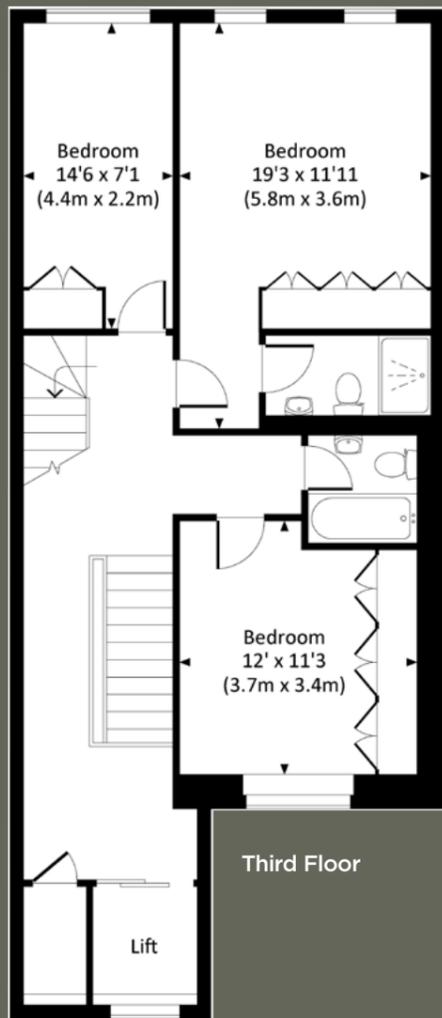
The third floor comprises three well-proportioned bedrooms and two Italian Lusso stone bathrooms with Carrara tiles, including one en suite shower room, all enjoying excellent natural light and beautiful views. This level also includes a dedicated laundry area and excellent storage throughout.

This exceptional home benefits from air-conditioning and perfectly blends classic architecture with modern refinement, offering a rare opportunity to live in one of South Kensington's most desirable addresses.



KEY FEATURES

- Three bedrooms
- Reception room
- Two bathrooms
- Flat
- Roof terrace
- Penthouse
- Lift



TERMS

Tenure
Freehold

Local Authority
The Royal Borough of Kensington & Chelsea

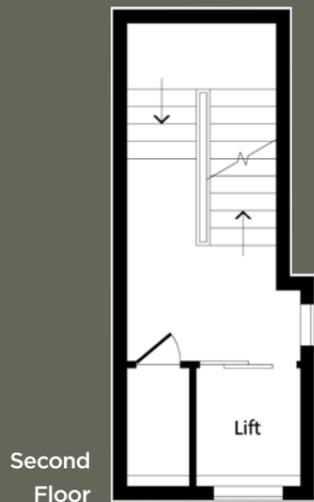
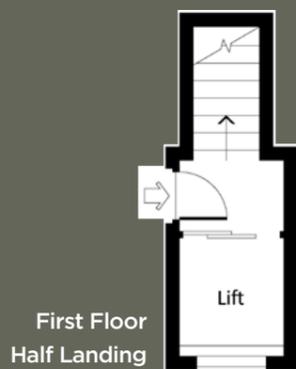
Council Tax
Band H

Parking
Residents' permit

Broadband
Installed at the property

EPC
Rating D

Guide Price
£2,750,000



APPROXIMATE GROSS INTERNAL AREA
1,675 sq ft / 156.6 sq m

APPROXIMATE GROSS INTERNAL AREA
72 sq ft / 6.7 sq m
eaves storage

APPROXIMATE GROSS AREA OF ROOF TERRACE
74 sq ft / 6.9 sq m

All measurements are approximate and for guidance and illustrative purposes only. This plan has been supplied to The Brochure by Strutt & Parker



LOCATION

Roland Gardens is a premier residential address in South Kensington, positioned between Old Brompton Road and Fulham Road, conveniently located for the abundance of local shops, bars, cafés, and restaurants.

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