

ROLAND  
GARDENS  
SOUTH KENSINGTON SW7





An exceptional, newly renovated three-bedroom apartment set within a fully refurbished period building, occupying the first and second floors of Roland Gardens.





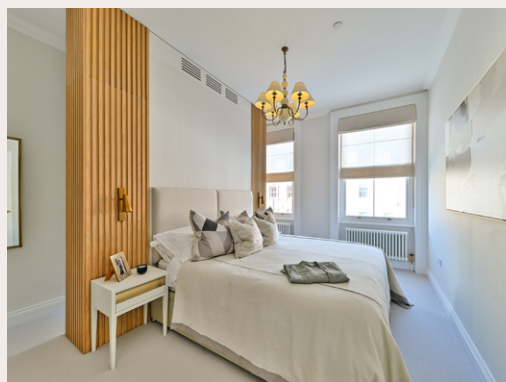


Exquisitely designed by West11 Design Ltd, this stunning newly renovated apartment offers elegant and versatile living space extending to over 1,400 sq.ft. Beautifully blending modern finishes with striking period features, the property includes exceptionally high ceilings, ornate cornicing, feature fireplace, and floor-to-ceiling French windows leading onto a private balcony.

The first floor is entered via a grand and light-filled reception room, showcasing three sets of French doors that open onto a balcony, whilst seamlessly incorporating a spacious dining area. Adjacent is a superbly designed Eggersmann kitchen with full Miele appliances, also benefitting from balcony access.

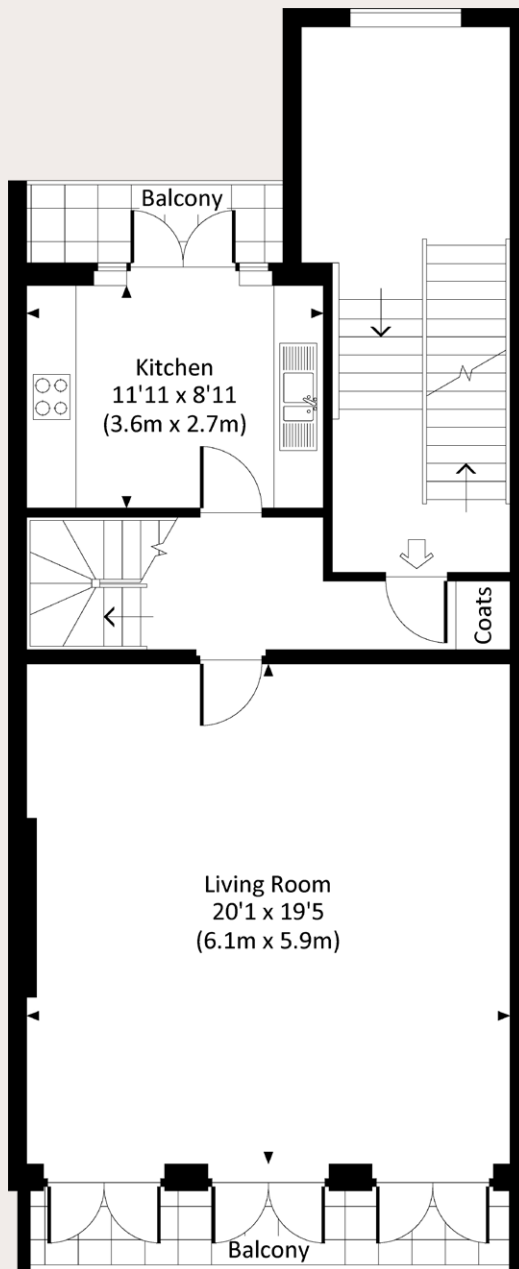
The second floor is arranged to provide a generous principal bedroom suite with a dressing area and en-suite bathroom, a further double bedroom, a study/third bedroom, a family bathroom, and a separate utility area. There is underfloor heating in the kitchen and all bathrooms with additional AC cooling to all the bedrooms.

This outstanding property combines period charm with contemporary style, offering refined living in a highly sought-after South Kensington location.

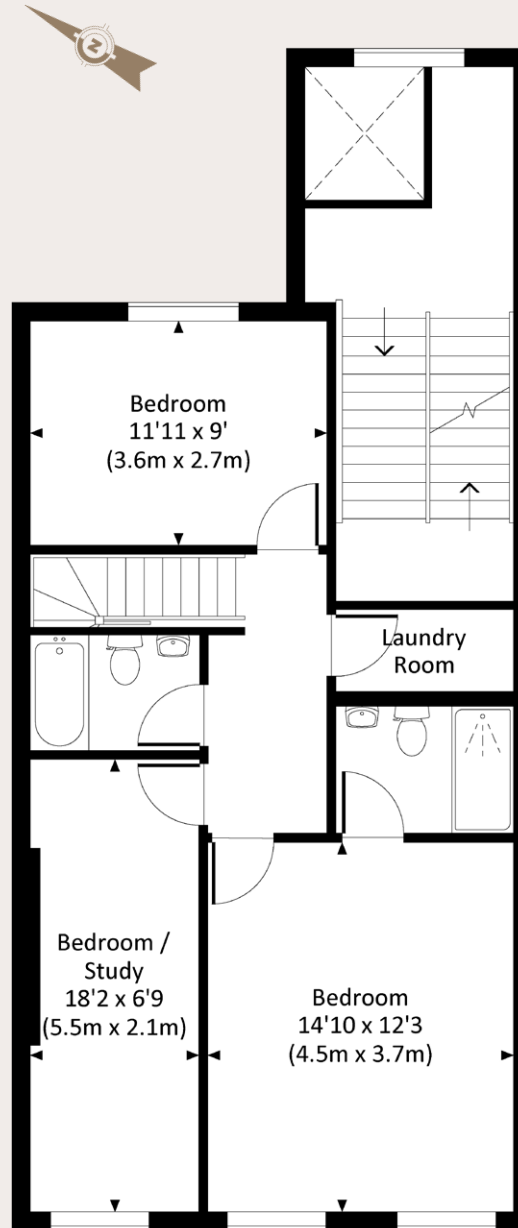


## GROSS INTERNAL AREA (APPROX.)

130.2 sq m / 1,402 sq ft



First Floor



Second Floor

## TERMS

Tenure: Share of Freehold  
with a 999-year lease

Local Authority: The Royal Borough of  
Kensington and Chelsea

Service Charge: £3,500 per annum

Parking: Residents' parking permit

Broadband: Installed

EPC: D

Council Tax Band: H

Guide Price: £3,150,000

## Chelsea SW10

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