



# ROLAND GARDENS

CHELSEA SW10



A stunning three-bedroom maisonette with terrace, garden and air-conditioning in Roland Gardens



## The property

The property provides outstanding living space, complemented by unusually generous bedrooms and truly exceptional outdoor areas — a rare combination in this setting.

The home is entered via a grand, light-filled reception room which showcases a striking bay window, impressive ceiling height, and elegant period proportions typically found in a raised ground floor.

A separate, superbly designed Eggersmann kitchen with Miele appliances is accessed via the entrance hall and opens directly onto the terrace, with stairs leading down to the garden — ideal for both entertaining and everyday living.

## Key features

Three bedrooms

Reception room

Three bathrooms

Ground floor flat

Roof terrace

Balcony





The floor below comprises two larger-than-average double bedrooms, both benefiting from well-designed dressing areas and luxurious en suite shower rooms. A third double bedroom is served by a separate, beautifully finished family bathroom. The bedroom located to the rear also enjoys direct access to the garden, creating a calm and private retreat.

This is a rare offering for those seeking space, light, and period charm, combined with the comforts of modern living, including air-conditioning throughout and ample storage space. The entire building has been fully renovated and exquisitely designed by West11 Design Ltd, delivering a refined and timeless finish throughout.

## Terms

### Tenure

Share of freehold with a new 999-year lease granted on completion

### Service Charge

£2,999,500 per annum

### Local Authority

The Royal Borough of Kensington & Chelsea

### Council Tax

Band H

### Parking

Residents' permit

### Broadband

Installed at the property

### EPC

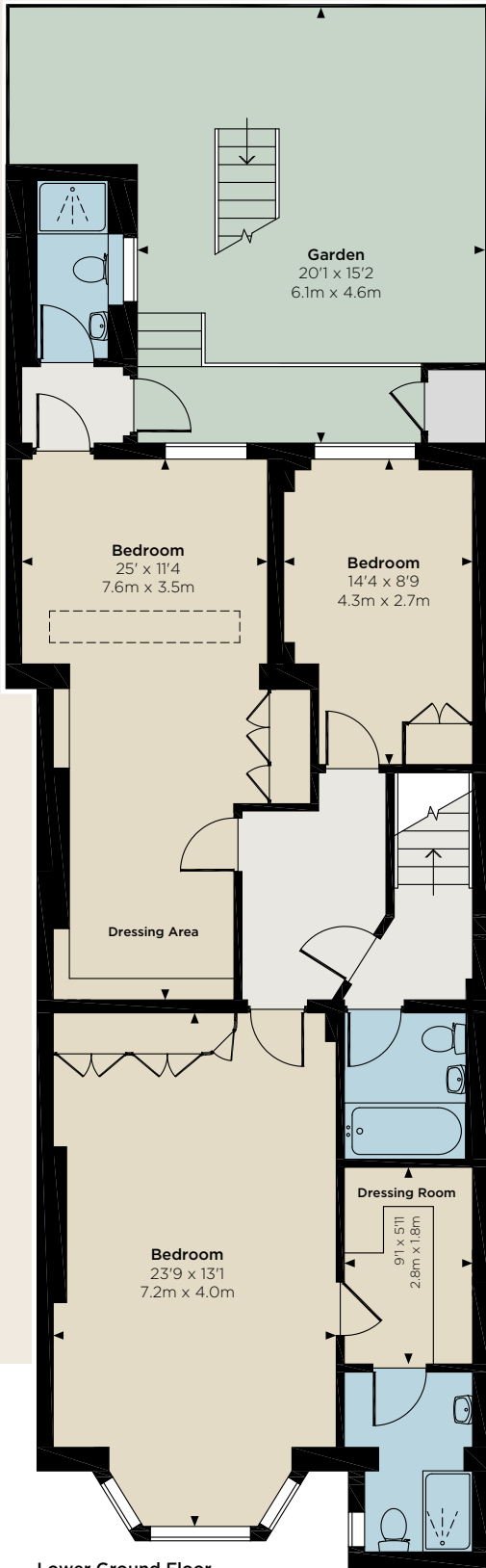
Rating E

### Guide Price

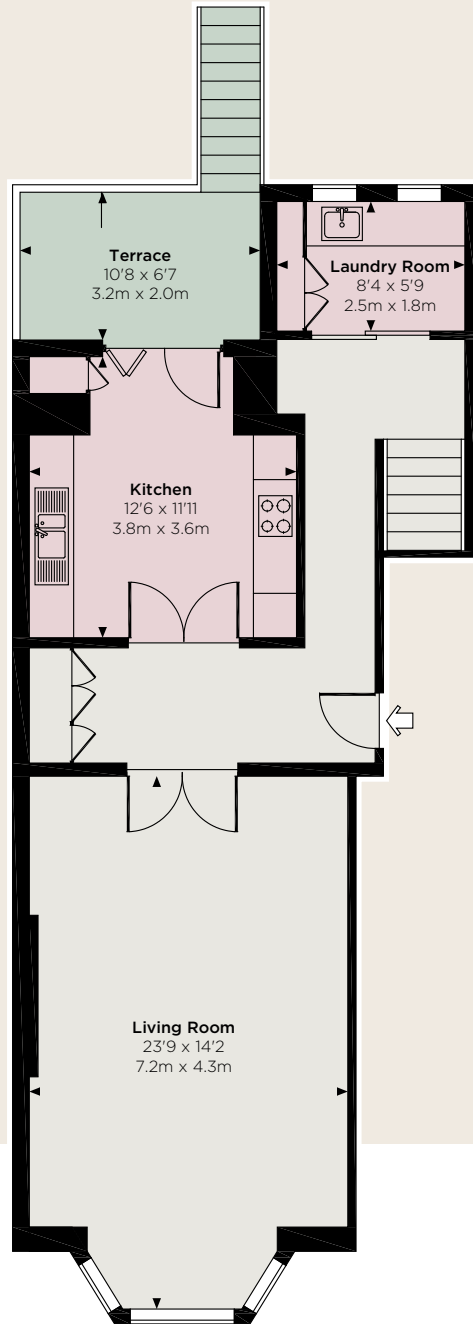
£3,150,000







Lower Ground Floor



Raised Ground Floor

**Approximate Gross Internal Area**  
1,792 sq ft / 166.5 sq m

All measurements are approximate and for guidance and illustrative purposes only.

This floorplan has been supplied to The Brochure by Strutt & Parker



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