



## Roland Gardens, South Kensington, SW7

£1,000,000

<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Surface</b>	641 sqft
<b>Tenure</b>	Leasehold 959 years
<b>Service Charge</b>	£5,000
<b>Outdoor Space</b>	None
<b>Parking</b>	Residents Permit
<b>Council Tax</b>	Council Tax Band: F (RBKC)

### ATTRACTIVE 2-BEDROOM APARTMENT

An attractive 2-bedroom 1st floor apartment in sought-after Roland Gardens close to South Kensington. Presented in good decorative order, the apartment benefits from wood floors throughout, integrated ceiling lights and good storage in the principal bedroom.

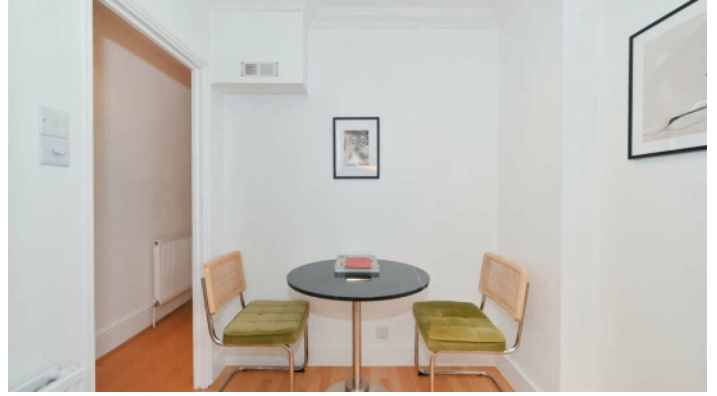
Roland Gardens is a pretty and quiet residential street in South Kensington lined with elegant late Victorian terrace houses. The Fulham Road and the Old Brompton Road are both close by, with excellent choice of restaurants, shops, museums and good transport links.

### Features

Entrance Hall, Reception Room, Kitchen, Double Bedroom, Bedroom 2, Bathroom, Storage Vault.



SUSAN METCALFE  
RESIDENTIAL



10 HOLLYWOOD ROAD CHELSEA SW10 9HY  
020 7581 3349 www.susanmetcalfe.com info@susanmetcalfe.com

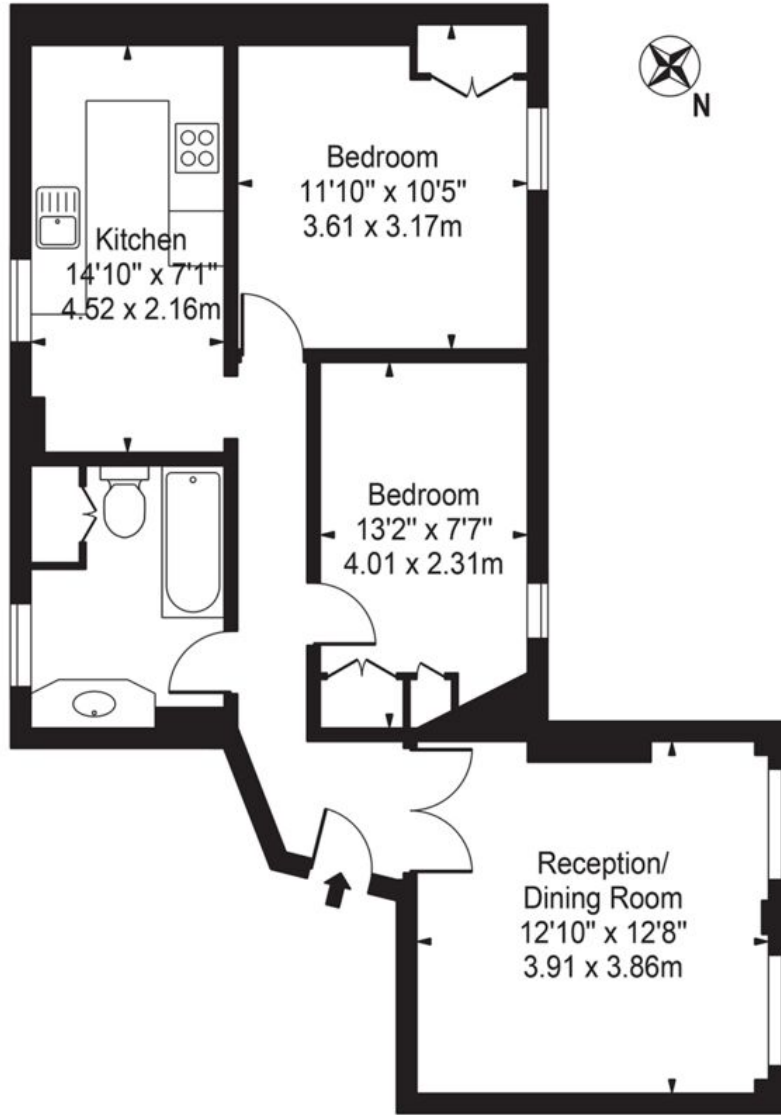




SUSAN METCALFE  
RESIDENTIAL

## Roland Gardens

Approx. Gross Internal Area 641 Sq Ft - 59.55 Sq M



### First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

[www.susanmetcalfe.com](http://www.susanmetcalfe.com)

[info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





# SUSAN METCALFE RESIDENTIAL

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Vary environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	66		79
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



### IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

www.susanmetcalfe.com

info@susanmetcalfe.com

