



## Roland Gardens, South Kensington, SW7

£925,000

<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.

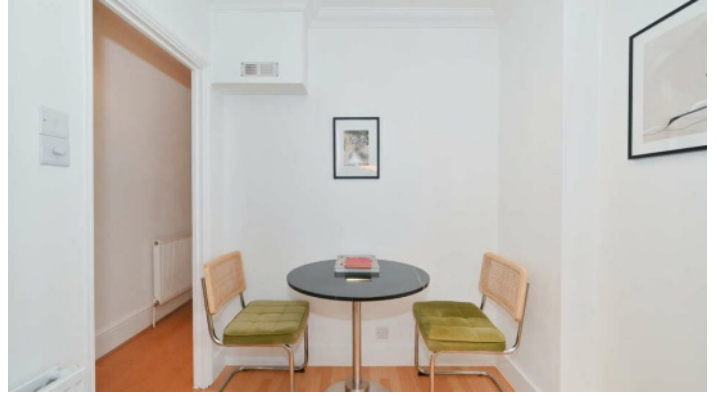
Roland Gardens is a pretty and quiet residential street in South Kensington lined with elegant late Victorian terrace houses. The Fulham Road and the Old Brompton Road are both close by, with excellent choice of restaurants, shops, museums and good transport links.

### Features

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



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

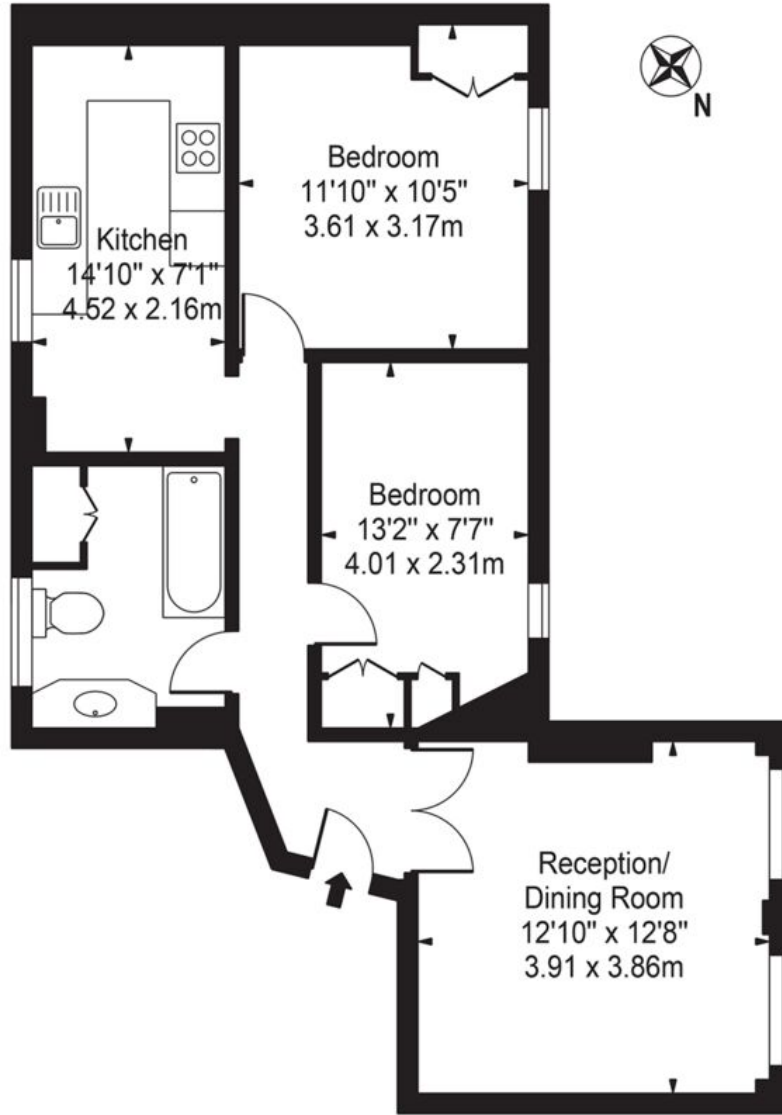




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Approx. Gross Internal Area 641 Sq Ft - 59.55 Sq M



### 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.



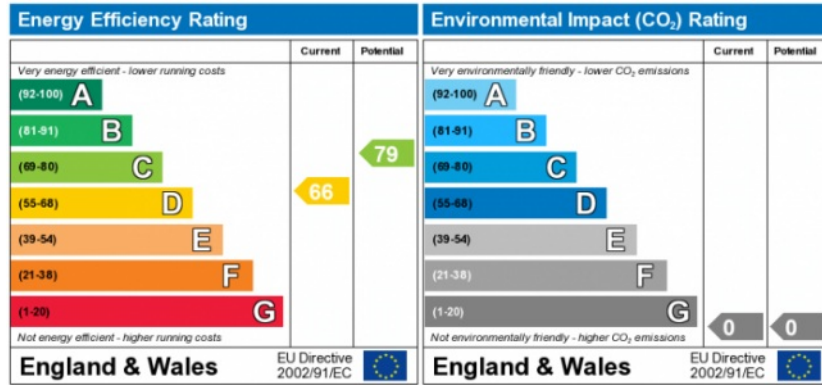
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020 7581 3349 [www.susanmetcalfe.com](http://www.susanmetcalfe.com) [info@susanmetcalfe.com](mailto:info@susanmetcalfe.com)





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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.



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