

## ROLAND GARDENS, SW7

### Preliminary Details

A stunning and well presented one bedroomed third floor flat bursting with character and located at this desirable address close to Old Brompton Road. The property comprises bright reception room with spiral staircase up to a glass roofed study, kitchen, bedroom with en suite bathroom and guest cloakroom. The flat is located in a popular location between Fulham Road and Old Brompton Road close to the bars, shops and restaurants of South Kensington. The nearest underground station is South Kensington (Circle, District and Piccadilly lines) and motorists can gain access out of London via the A4/M4 with links towards Heathrow Airport and The West.



- Reception room • Study • Kitchen • Bedroom (en suite) • Guest cloakroom

The property is entered via a communal entrance with stairs leading to the third floor:

### THIRD FLOOR

#### Entrance Hall

Entry telephone, recessed storage cupboard, spotlighting

#### Reception Room 14' x 11'3

Skylight, front aspect casement window, television point, radiator, wall mounted lighting

#### Study 11'6 x 5'9

Glass roof, completely surrounding windows, access to roof, wiring for wall mounted lighting

#### Kitchen 6'6 x 6'

One and a half bowl sink and drainer with mixer tap over, integrated four ring halogen hob with pull out extractor fan over and oven and grill under, space and plumbing for integrated dishwasher, integrated fridge, wall mounted and low level storage units with under unit downlighting, Formica worktop, tiled splashbacks, spotlighting, tiled floor

#### Bedroom 11' x 9'

Front aspect casement window, floor-to-ceiling fitted wardrobe, radiator, recessed fitted storage cupboard, wiring for wall mounted uplighting

#### En Suite Bathroom 7'9 x 4'6

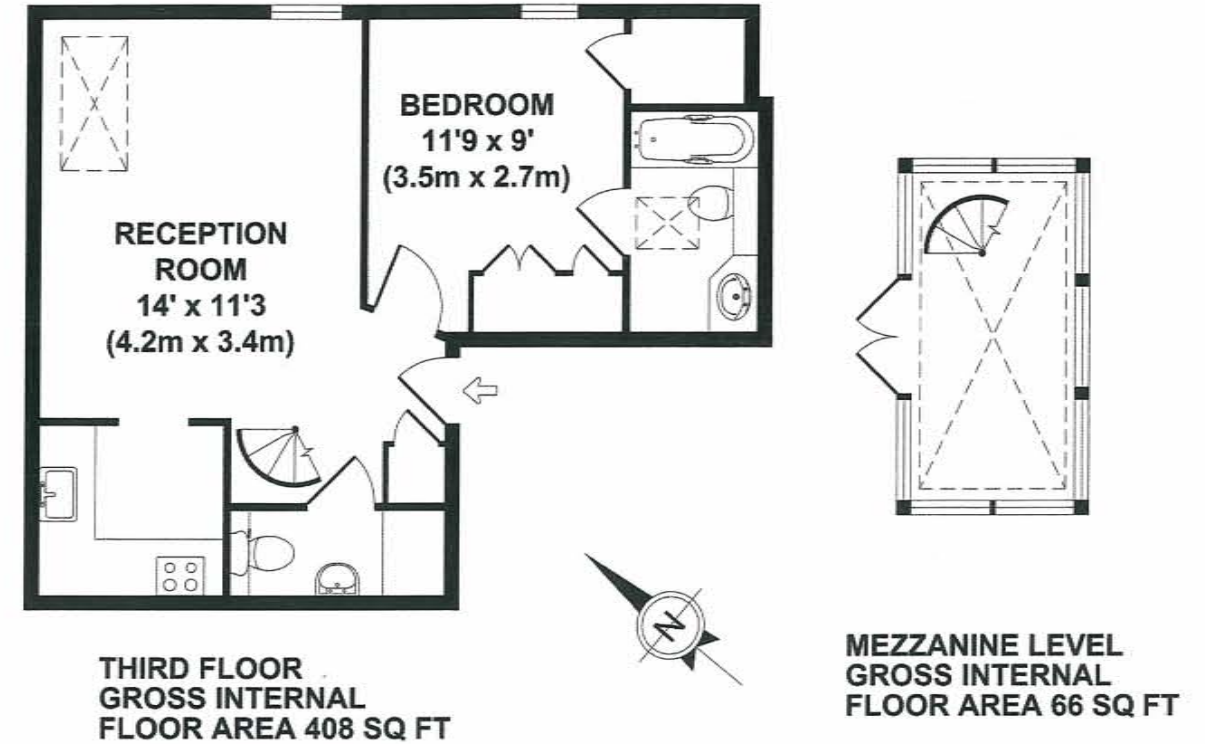
Skylight, panelled bath with wall mounted shower attachment and mixer tap over, wash hand basin mounted into natural stone surround with mixer tap over and low level storage cupboard under, low level WC with concealed cistern, floor-to-ceiling wall tiles, shaver point, heated towel rail, spotlighting,

#### Guest Cloakroom 7'6 x 3'

Wall mounted wash hand basin with chrome mixer tap over, low level WC with concealed cistern, space and plumbing for washing machine, floor-to-ceiling wall tiles, wall mounted storage units, extractor fan, spotlighting, tiled floor

### TERMS:

Tenure:	Leasehold
Ground Rent:	To be Advised
Service Charge:	To be Advised
Local Authority:	The Royal Borough of Kensington and Chelsea



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 408 SQ FT

MEZZANINE LEVEL  
GROSS INTERNAL  
FLOOR AREA 66 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 474 SQ FT / 44 SQ M  
REF : EO-KNCLP35424

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts