



CHATTERTON | REES



Flat 1, 23 Roland Gardens, London, SW7 3PF

**£2,200,000**

An impressive lateral two bedroom flat on the very well known Roland Gardens in South Kensington. The property has almost 4m high ceilings, two large double bedrooms and two bathrooms. The reception is towards the rear with double doors opening in to a glass extension.

The property has 1500sqft of internal space with huge upside potential with a change of layout and some modernising adding immediate value to an already great property.

We would strongly advise viewings to get the best feel for the potential, ceiling height and grandure.





# Floor Plan

## Roland Gardens

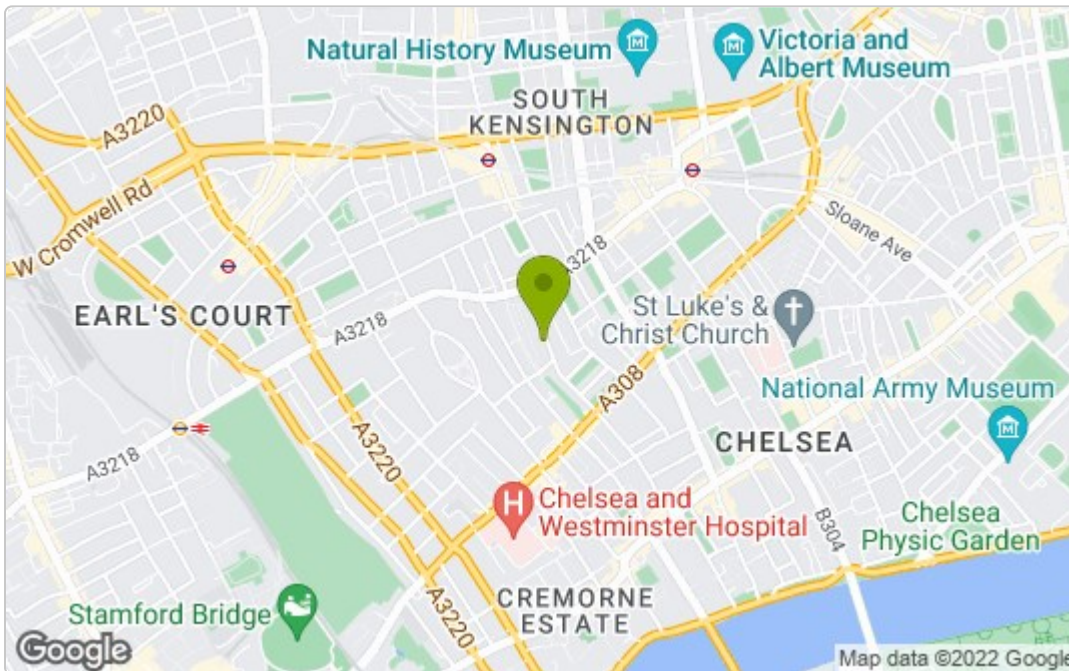
Approx. Gross Internal Area 1496 Sq Ft - 138.98 Sq M



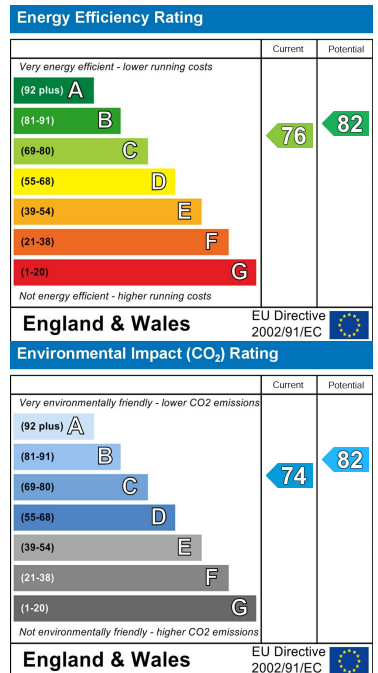
Ground Floor  
For Illustration Purposes Only - Not To Scale

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.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.