

ROLAND GARDENS, SOUTH KEN SW7







### Key Features

- Light and bright one bedroom flat
- Large open plan reception area
- Plenty of storage space
- Wooden floors throughout
- Excellent location

### Description

A modern and bright one bedroom apartment set within this beautiful period conversion on one of South Kensington's most sought after streets. The property comprises a spacious open plan reception area offering great entertaining space, contemporary fully equipped kitchen, double bedroom and modern family bathroom.

### Situation

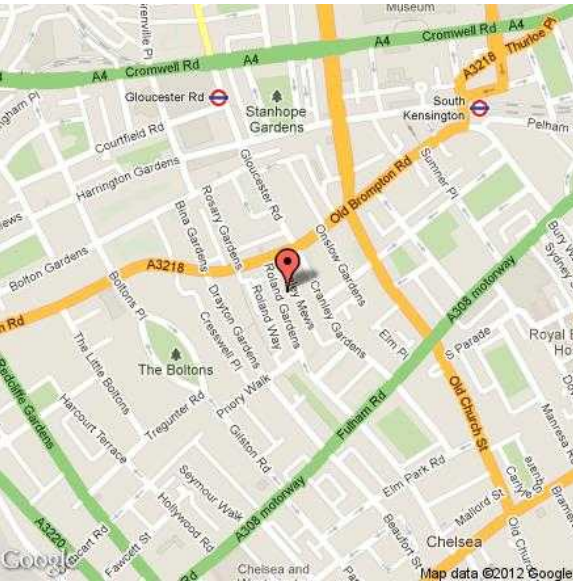
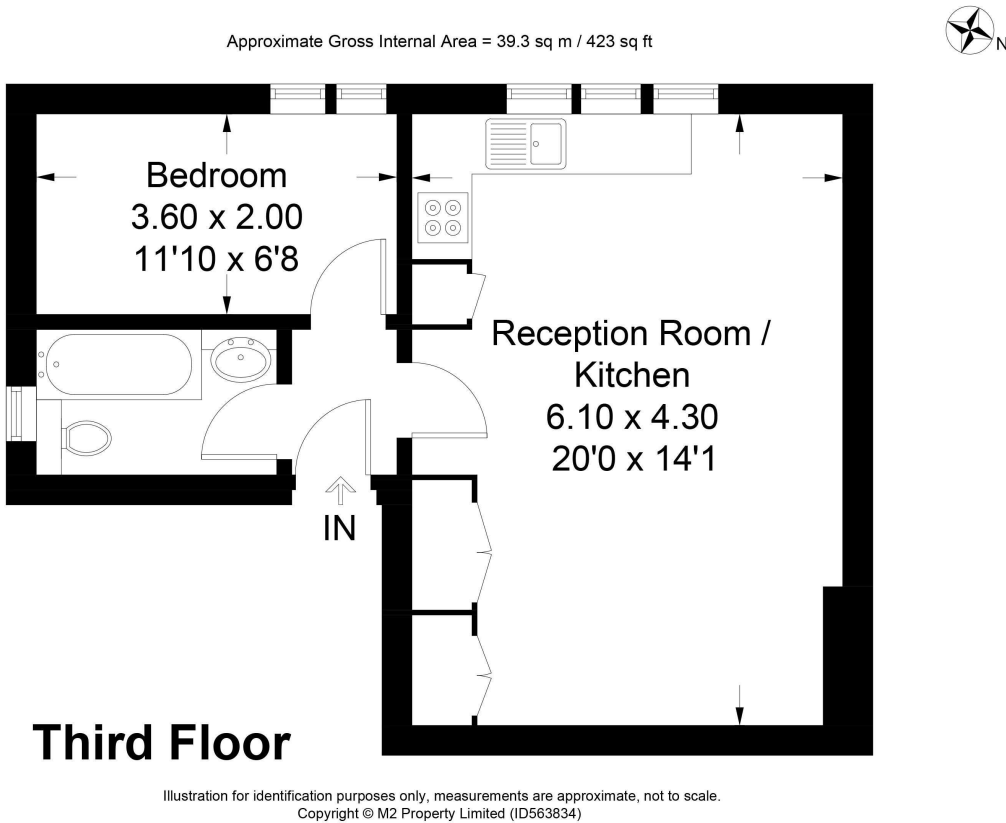
Roland Gardens is a pretty South Kensington street, close to both Gloucester Road (District and Circle Lines) and South Kensington (District, Circle and Piccadilly Lines) underground stations and all of the amenities of South Kensington and the Beach area of the Fulham Road.

**ROLAND GARDENS,  
SOUTH KEN SW7**

Terms

**Price:** £550.00 per week  
**Furnished/Unfurnished:** Furnished  
**Local Authority/Council Tax:** RBKC Band F £2,267.00  
**Viewing** To view call 020 7043 8431  
**Parking** Residents Parking  
**Fees:** M2 Property do not charge tenant administration fees.  
We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

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