



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



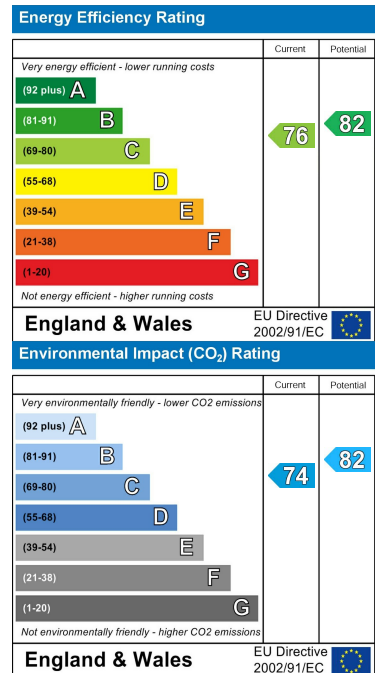
Ground Floor  
For Illustration Purposes Only - Not To Scale

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## Area Map



## Energy Efficiency Graph



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