



Roland Gardens, South Kensington SW7

ASHDOWN MARKS
PROPERTY CONSULTANTS



Roland Gardens

South Kensington, SW7

With planning permission PP/01/00262 in place to extend into part of the garden, this lower ground floor flat has huge potential. Unusually, the large garden has been significantly lowered down to ground floor level allowing a remarkable amount of natural light into the rear.

Potentially, the internal accommodation could extend from 1049 sq ft to 1350 sq ft. This would include an enlarged kitchen and the creation of a third bedroom and shower room in a rear extension. There is a share in the Freehold and included within the demise is the front patio, plus three underpayment storage vaults (approx 850 sq ft) with further potential.

Built in 1873, these are striking houses, mostly in pairs, almost 30 ft wide thus having great proportions internally. Running South off Old Brompton Road, both South Kensington and Gloucester Road Underground stations are within 10 minutes walk.





- Development Project
- 2 Double Bedrooms
- Bathroom
- Large Reception Room opening onto levelled Garden
- Kitchen
- Cloakroom
- Planning permission to extend to 3 bedrooms
- High Ceilings
- Storage Vaults with potential
- EPC: Rating D, Council Tax: Band G

Lease: 999 years from 6.12.2013
therefore approx. 986 years remaining
plus Share of Freehold

Service Charge: Approx. £X,XXX per
annum, subject to annual review

Guide Price £1,400,000

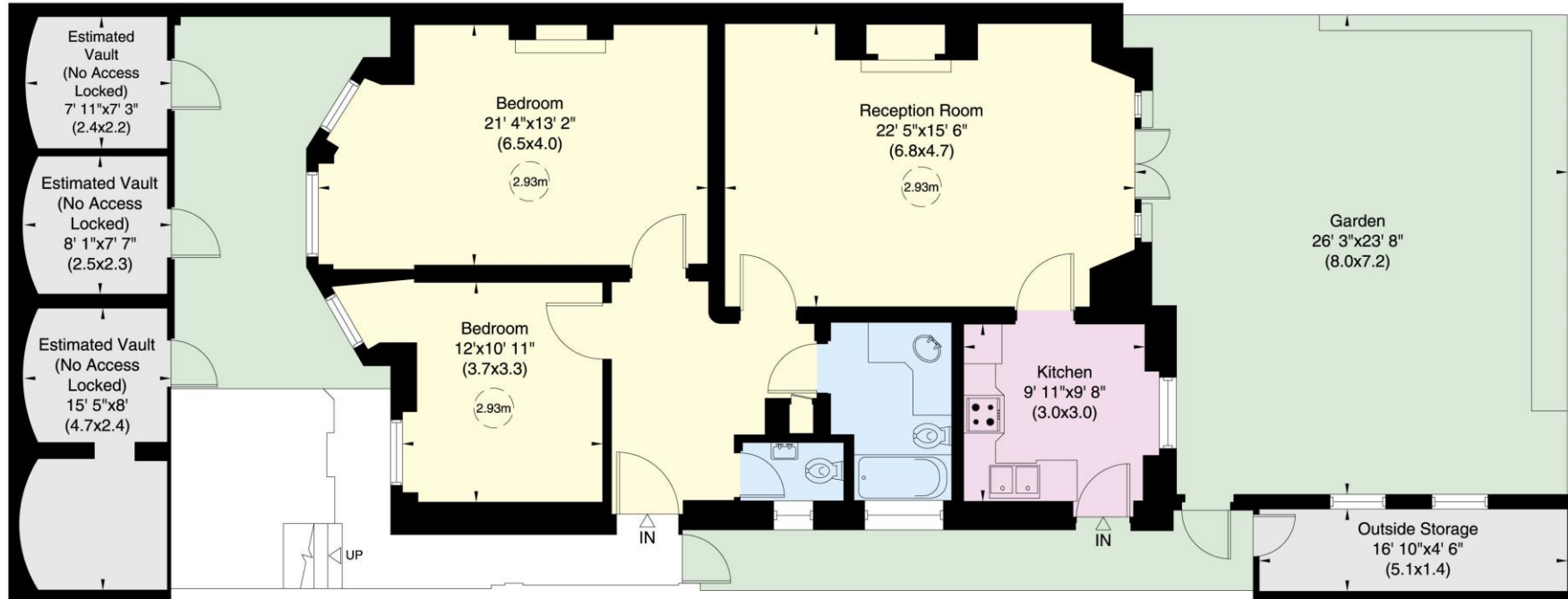
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Approximate Gross Internal Area

130 sq m/ 1401 sq ft Including Outside Storage and Estimated Vaults

102 sq m/ 1094 sq ft Excluding Outside Storage and Estimated Vaults

Not to Scale, for identification only



Lower Ground Floor

For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



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