



Roland Way, SW7

**LUROT BRAND**

MEWS SPECIALISTS EST. 1971

020 7590 9955

[lettings@lurotbrand.co.uk](mailto:lettings@lurotbrand.co.uk)



First Floor

---

Second Floor



# Roland Way, SW7

Unfurnished

£2,076 PW

---

## A beautiful property in a gated mews

A beautiful three bedroom house, located in one of Kensington's premier gated private mews with private parking outside the house.

The ground floor offers a modern fully fitted kitchen and dining area with lots of storage space. The lower ground offers a small gym area, two double bedrooms with ensuite bathrooms. The first floor benefits from a large reception room, flooded with natural light and on the top floor is the master suite with en-suite bathroom and walk in wardrobes. The house has a large roof terrace, perfect for BBQ's and private summer evenings in London.

### LOCATION

Roland Way is one of Kensington's premier gated private mews, with private parking outside the house and gates at either end this street has always held a huge demand due to its very quiet yet convenient location for all that South Kensington and the Fulham/Kings Road area can offer.



First Floor

Ground Floor







Roof Terrace



Lower Ground

FEATURES

Three Bedrooms	Gated Mews
Three Bathrooms	Parking in mews
Gym Area	
Roof Terrace	

OTHER USEFUL INFORMATION

EPC	E
Council Tax Band	G
Deposit Amount	£12,456.00

NEAREST TUBE STATIONS

Gloucester Road (District, Circle and Piccadilly lines)

# Roland Way, SW7

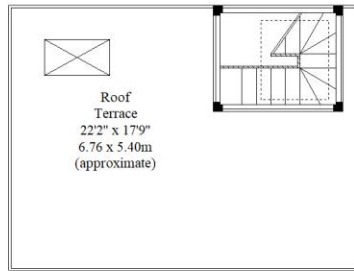
Approx. Gross Internal Area \*

2045 Ft<sup>2</sup> - 189.98 M<sup>2</sup>

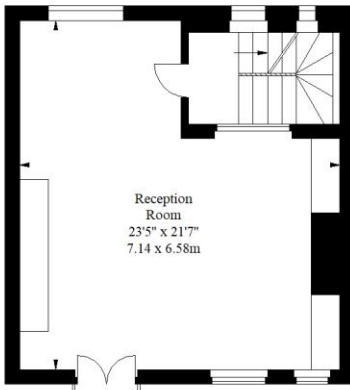
Approx. Gross Internal Area \*

2398 Ft<sup>2</sup> - 222.77 M<sup>2</sup>

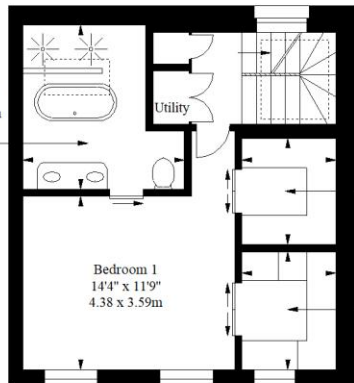
(Including Roof Terrace)



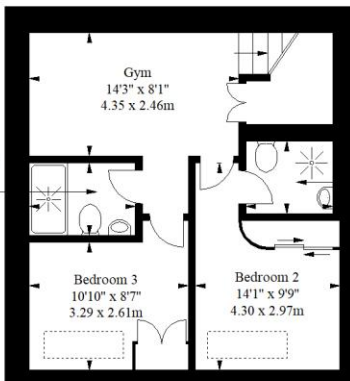
## Third Floor



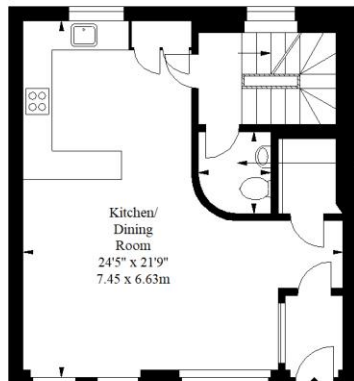
## First Floor



## Second Floor



## Lower Ground Floor



## Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice

© International Floorplans.

Tel 0094 115 345958

www.ifplk

Hyde Park  
37-41 Sussex Place, Hyde Park,  
London W2 2TH

South Kensington  
4-5 Kynance Place, South Kensington,  
London SW7 4QS

WWW.LUROTBRAND.CO.UK



Members of NAEA, ARLA, onthemarket.com. Lurot Brand (2) Limited T/A Lurot Brand. Registered in England No. 02035540. Registered Office: 37-41 Sussex Place, London, W2 2TH. VAT No. 629 099 505. [www.lurotbrand.co.uk](http://www.lurotbrand.co.uk)

---

We have produced these sales particulars as a general guide. We have not carried out a detailed survey of the property and have not tested the services, appliances, or specific fittings. Room sizes are for general guidance purposes and should not be relied upon for fitting carpets or furnishings. Pictures may have been digitally enhanced. Floor plans are not to scale. Fittings shown on floor plans may not match the actual layout or size of fittings at the property. None of the statements as to the property contained in these particulars are to be relied upon as statements or representations of fact. All statements in these particulars as to this property are made without responsibility on the part of Lurot Brand. The Seller does not make or give and neither Lurot Brand or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.