



## Roland Gardens, SW7

**£485 pw**

A modern one double bedroom apartment with its own front door, set within a handsome period building in the heart of South Kensington.

One Double Bedroom | Recently Refurbished | Wooden Floors | South Kensington Station |

**020 7096 9476**

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 LANDSTONES

A modern one double bedroom apartment with its own front door, set within a handsome period building in the heart of South Kensington.

The property comprises a double bedroom with ample storage, fully fitted open plan kitchen/reception room and a modern bathroom.

The property is also situated close to both Gloucester Road and South Kensington stations and in easy walking distance of the areas many shops, restaurants bars that Chelsea has to offer.

Council Tax Band: F

Deposit: £2,425





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>		<b>82</b>
(69-80) <b>C</b>			(69-80) <b>C</b>	<b>71</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		
	<b>70</b>	<b>78</b>			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.