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Roland Way, South Kensington, SW7



ABOUT THE PROPERTY

Four bedroom mews house behind a private gated entrance in South Kensington, with a private terrace, EV charging and Gloucester Road station 0.4 miles away.

 4  3  2304 sq ft / 214 sq m

- Four bedroom mews house behind a private, gated entrance in South Kensington
- Arranged over four floors, with an open-plan kitchen, dining and reception room
- Principal bedroom suite with dressing room, en suite and private terrace
- Two further bedrooms sharing a family bathroom on the second floor
- Fourth bedroom with en suite on the lower ground floor
- Gym or media room and separate utility room
- Electric vehicle charging point
- Integrated comfort cooling and bespoke fitted storage throughout
- Gloucester Road station (District, Circle and Piccadilly lines) 0.4 miles away
- Moments from the shops and restaurants of the Fulham Road

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Roland Way is a cobbled, gated mews within the Thurloe Estate conservation area, tucked between Old Brompton Road and Roland Gardens. This four bedroom period house sits behind a private gate, arranged over four floors with no shared walls.

The ground floor is given over to an open-plan kitchen, dining and reception room, with an island and pendant lighting across a 7.77 metre square footprint. The layout suits both entertaining and everyday family life.

The first floor is devoted to the principal bedroom, with a dressing room, en suite bathroom and direct access to a private terrace. Two further bedrooms share a family bathroom on the second floor. On the lower ground floor, a fourth bedroom with its own en suite sits alongside a gym or media room and a separate utility room, giving the house flexibility for a family working from home or wanting guest space away from the main bedrooms. Integrated comfort cooling and bespoke fitted storage run throughout, and the house has its own electric vehicle charging point.

Houses on this mews rarely come to market.



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“Behind the gate, you forget you’re two streets from Old Brompton Road. Having your own charging point at the front door isn’t something buyers expect to find in a period mews.” - Agent, Ben



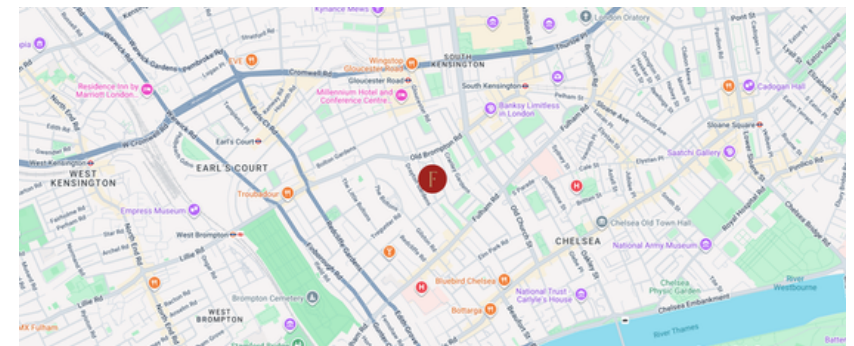






LOCATION INFORMATION

- Roland Way sits between Old Brompton Road and Roland Gardens in South Kensington, within the Thurloe Estate conservation area. The shops and restaurants of the Fulham Road (approximately 0.2 miles) are a short walk from the property, and Old Brompton Road's Waitrose (approximately 0.3 miles) covers the weekly shop.
- The V&A and the Natural History and Science Museums (approximately 0.7 miles) are within easy reach of the property.
- Gloucester Road station (0.4 miles) provides District, Circle and Piccadilly line connections, and South Kensington station (approximately 0.6 miles) is a short walk further on.

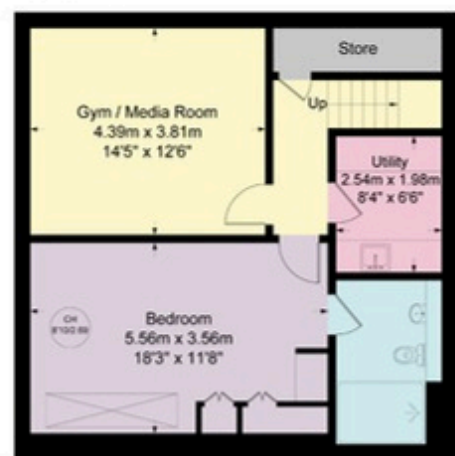




First Floor



Second Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Area

2304 sq ft / 214 sq m

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

ADDITIONAL INFORMATION

Asking Price

£3,750,000

Tenure:

Freehold

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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