



WILFORDS  
LONDON

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ROLAND GARDENS, SW7

3 BEDROOMS | 2 BATHROOMS | 1 RECEPTION ROOMS | KITCHEN | SHARE OF FREEHOLD | 1,675 SQ FT | 155.6 SQ M

A remarkable, newly crafted three-bedroom penthouse maisonette with roof terrace, situated on one of South Kensington's most distinguished residential streets.

Occupying the upper two floors of an elegant period building, this exceptional home is accessed via direct lift entry, opening onto a world of refined contemporary design. Subject to a meticulous refurbishment by West11 Design Ltd, the interiors strike a perfect balance between sophisticated luxury and effortless comfort.

The top floor is devoted entirely to an extraordinary reception space. Dramatic vaulted ceilings, beautiful natural light and a superb sense of volume create an immediate impression of grandeur. At its heart lies a bespoke Eggersmann kitchen, seamlessly integrated with Miele appliances, alongside a perfectly composed dining area—an ideal setting for both intimate evenings and large-scale entertaining. Full-height doors lead directly onto a private roof terrace, capturing far-reaching views across South Kensington's skyline.

The third floor provides three beautifully appointed bedrooms, all elegantly proportioned and finished with exceptional attention to detail. Two luxurious Italian Lusso stone bathrooms, clad in Carrara marble (one en-suite), deliver a boutique-hotel level of finish. This level is further enhanced by a dedicated laundry area, excellent storage, and impressive natural light throughout.

With air-conditioning on both floors and a design aesthetic that fuses classic architectural character with contemporary refinement, this is a rare opportunity to acquire a turn-key penthouse in one of the Royal Borough's most coveted addresses.

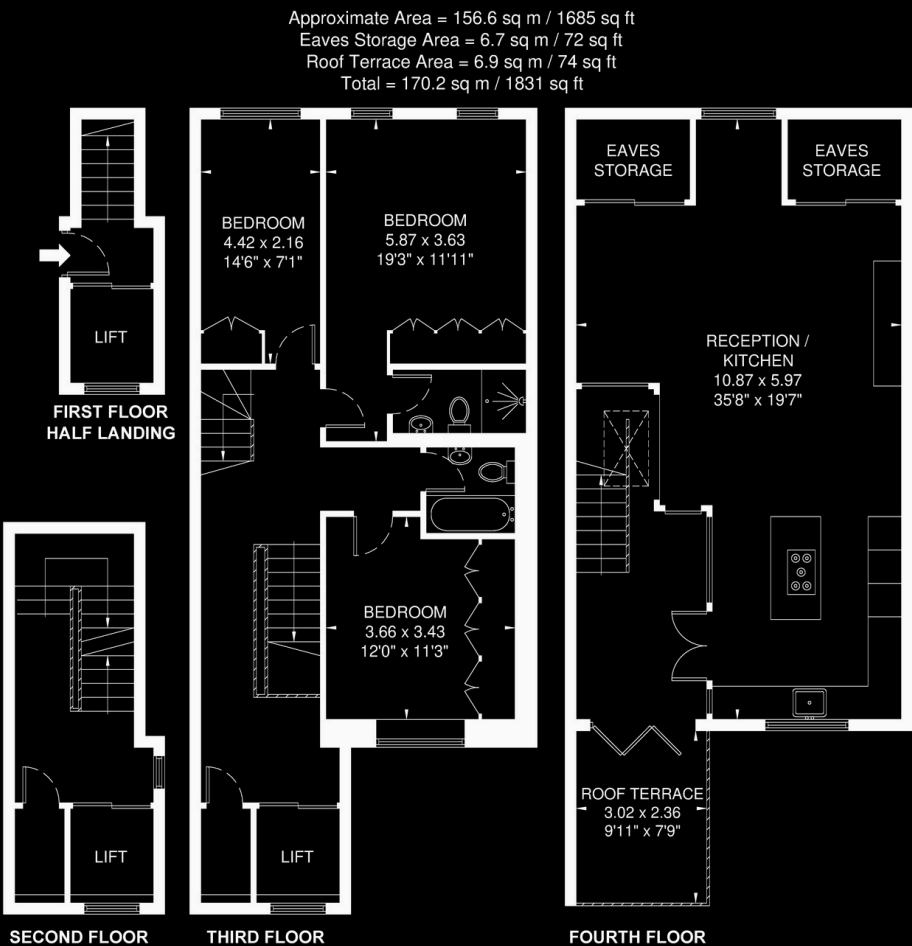
Important information

- Air-conditioning throughout
- Service charge approx. £4,000 p.a.
- No rent charge
- Local Authority: Royal Borough of Kensington & Chelsea
- Share of Freehold length approximately 999 years.





Approximate Gross Internal Area = 155.6 sqm / 1,675 sqft



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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