

North Penthouse

Roland House



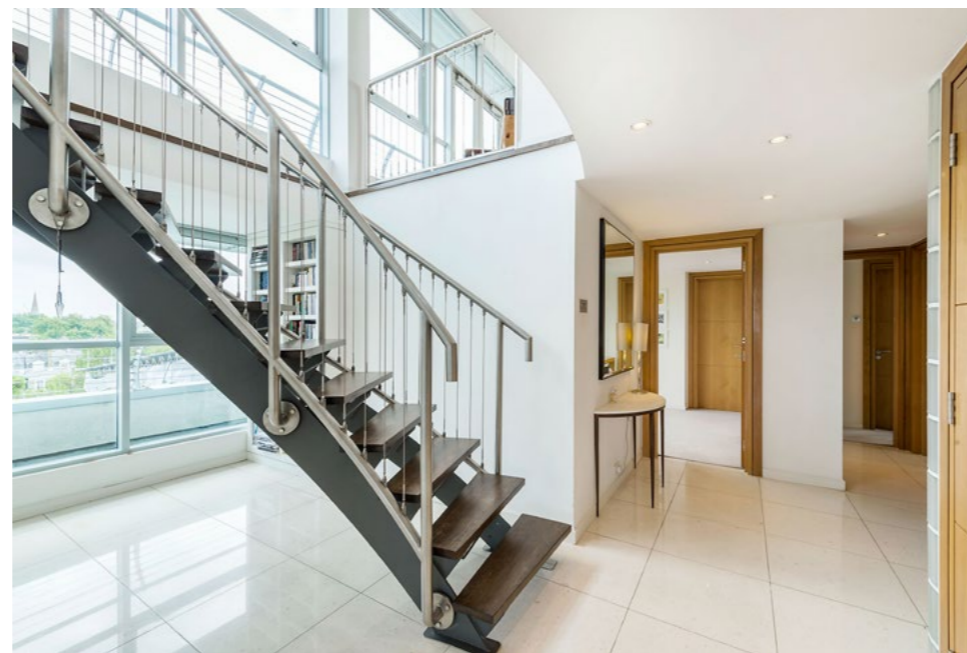
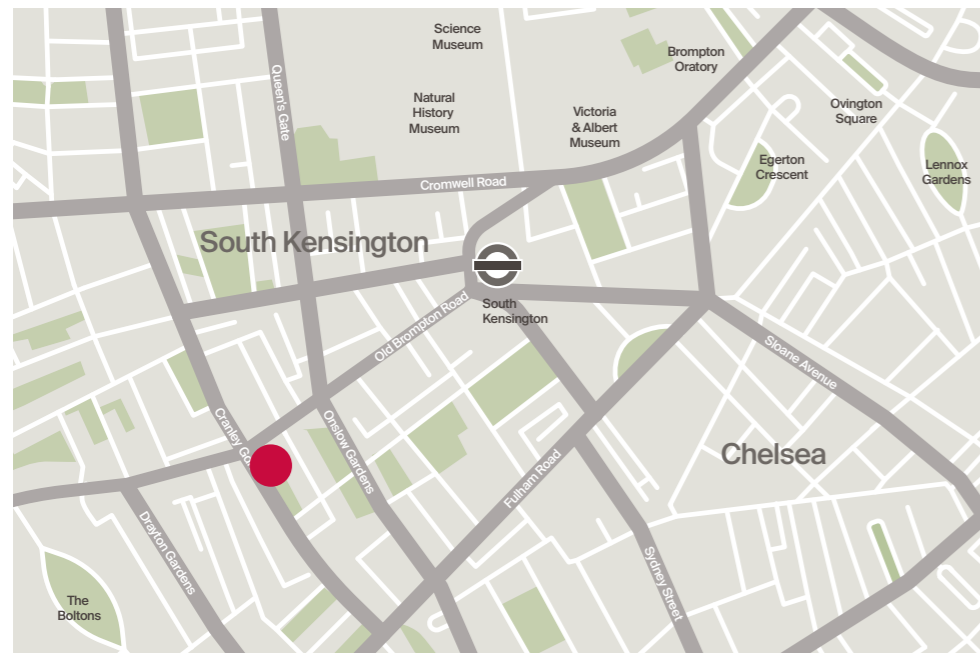
SOUTH KENSINGTON SW7



Roland House



One of the most exceptional penthouse apartments currently available in prime Central London. This residence offers four spacious double bedrooms spread laterally across two floors. Residents will enjoy air-conditioning, a dedicated porter, direct lift access, and uninterrupted views towards all corners of London.



The North Penthouse is a substantial four-bedroom apartment entered on the eighth floor, via direct lift access, into a double-height glass atrium from which the rest of the apartment flows.

Built over the eighth and ninth floors of a substantial 1930s apartment block, the North and South Penthouse apartments were added onto the main block approximately 14 years ago, creating two floors of glass and allowing the most spectacular and far-reaching views of London.

There is a fabulous open-plan reception area on the top floor with 10ft ceiling height and doors that open onto a wraparound balcony. Arranged in a U-shape, there is a dual-aspect reception area on one end, and the kitchen and dining area on the other. The bedrooms are on the floor below which also has a wraparound balcony and includes a luxurious principal bedroom suite of approximately 650 sq ft and three further guest bedrooms.

The North Penthouse is immaculately presented and was stylishly designed in a timeless and contemporary fashion using a combination of wood, glass, steel and marble, allowing an incoming purchaser to either move in with no fuss or redecorate to their own taste. There is remote-controlled air-conditioning throughout, remote-controlled blinds, underfloor heating in the bathrooms and a networked telephone, computer and Linn sound system.

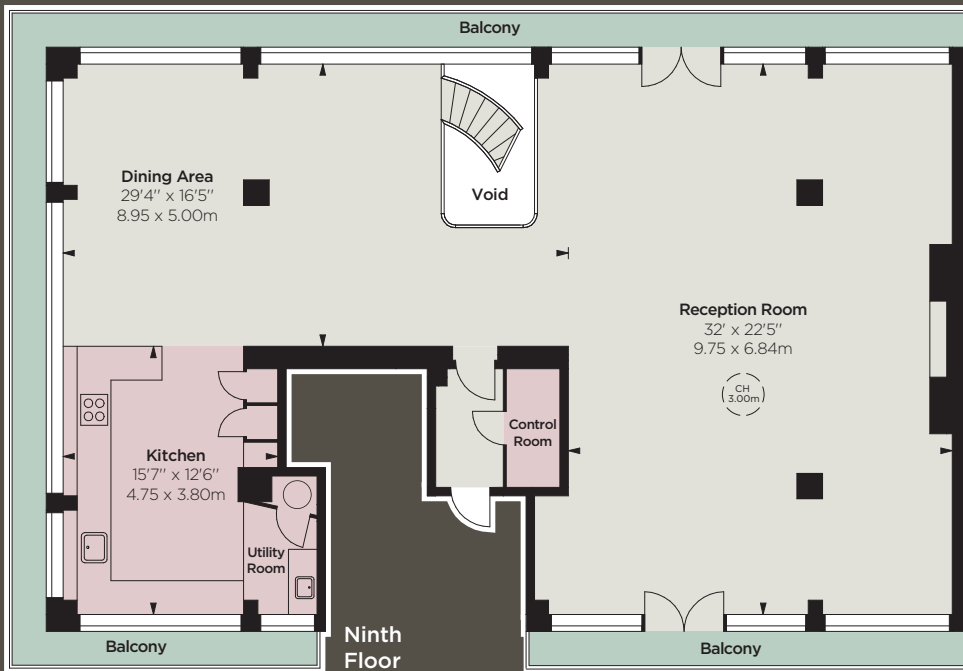
Roland House has 24-hour concierge and security services and there is a gym in the basement which residents can use via separate negotiation.

The North Penthouse is eligible for a Royal Borough of Kensington & Chelsea parking permit.

Accommodation

- Large reception room
- Dining area
- Kitchen
- Principal bedroom with en suite bathroom and dressing room
- Two further bedrooms with en suite bathrooms
- Bedroom four/study
- Shower room/cloakroom
- Direct lift access
- Underfloor heating in bathrooms
- Air-conditioning/heating system
- Linn sound system
- Wraparound balconies on both floors
- Panoramic views
- 24-Hour porter/concierge





Approximate Gross Internal Area
3,485 sq ft
323.76 sq m

CH: Ceiling height

Measurements and features shown are approximate and for illustrative purposes only. Whilst we don't doubt the accuracy of this floor plan, no responsibility is taken for any error or omission. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This plan has been supplied to The Brochure by Strutt & Parker



Tenure
Leasehold,
999 years from 2001

Service Charge
£22,324.48 per annum

Ground Rent
Nil

Local Authority
The Royal Borough of
Kensington & Chelsea

Council Tax
Band H

EPC
Rating D

Guide Price
£7,750,000



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