



# CADOGAN GARDENS

CHELSEA SW3





Situated in the sought after Cadogan Gardens area, this third floor well-presented two bedroom apartment (with lift) offers high ceilings and southwest facing views.

The apartment boasts a spacious principal bedroom with built-in storage and ensuite bathroom, a second double bedroom and shower room, separate kitchen and a reception room with large sash window overlooking Culford Gardens. An incoming buyer can also benefit from access to Cadogan Gardens can be arranged by separate negotiation.

Cadogan Gardens is conveniently located around 250 meters from Sloane Square, with its assortment of shops, restaurants, bars, and the nearby underground station (serving the District and Circle Lines).

- Principal Bedroom with Ensuite Bathroom
- Double Bedroom ■ Shower Room ■ Kitchen
- Reception Room ■ Lift

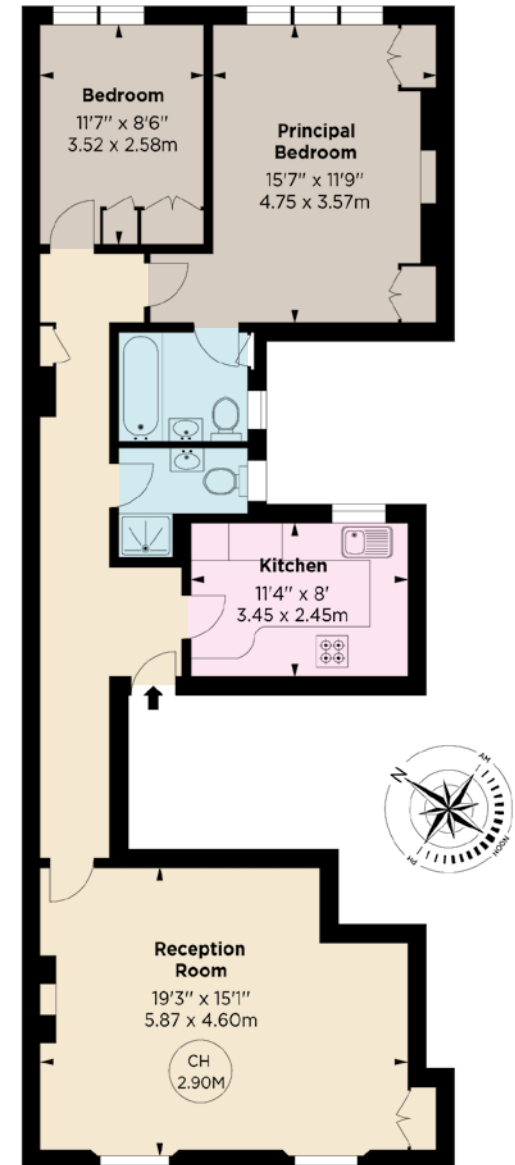


### Approx. Gross Internal Area

900 Sq FT / 83.611 SQ M

This floorplan is for guidance only and not for valuation purposes.

Key :  
CH - Ceiling Height



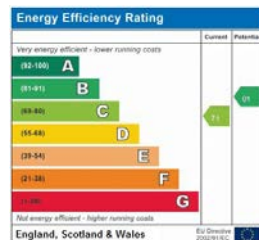
THIRD FLOOR

**Price:** £1,650,000

**Tenure:** Leasehold With 115 Years Remaining

**Service Charge:** Approx. £3,600 per annum

These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.



**NVP**  
NICOLAS VAN PATRICK

6-8 MONTPELIER STREET,  
LONDON SW7 1EZ  
SALES | +44 (0)20 7581 8277  
LETTINGS | +44 (0)20 7590 1200

info@nicolasvanpatrick.com  
www.nicolasvanpatrick.com