



Stylish duplex penthouse located on one of London's most exclusive squares

54 CADOGAN SQUARE

KNIGHTSBRIDGE SW1X

FORTIS
ADVISORS

PROPERTY FEATURES

£6,950,000

- Bedrooms: 4
- Bathrooms: 3
- Reception rooms: 1
- Penthouse
- Kitchen
- Cloakroom
- Two terraces
- Private parking space
- Tenure: Share of Freehold
- Service Charge: Approx. £3,125 per quarter (£12,500 per annum)
- Internal: 3,060 SQ FT / 284 SQ M
- EPC: D
- Local Authority: Royal Borough of Kensington & Chelsea

ABOUT

Fortis Advisors are delighted to offer a stylish duplex penthouse with two terraces and a private parking space located on one of London's most exclusive squares near to both Sloane Street, Walton Street and Harrods.

54 Cadogan Square is in excellent condition having recently been redecorated, benefits from a lift and porter together with access (by separate negotiation) to Cadogan Square gardens and tennis court.

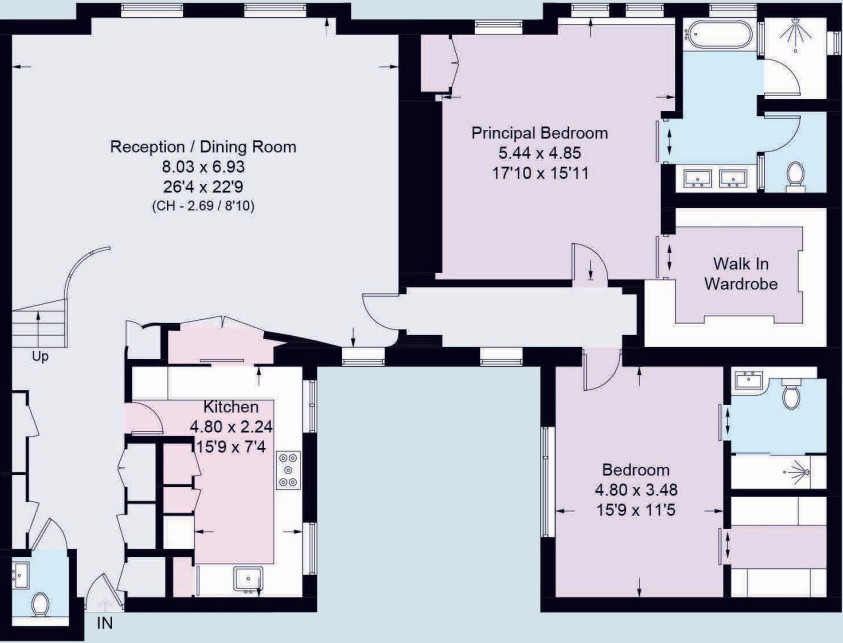
The accommodation comprises of a 26' x 23' reception room, spacious kitchen with Sub Zero and Gaggenau appliances and fully automated system for lighting, blinds and curtains, air conditioning and underfloor heating.

There are two bedrooms ensuite on the 4th floor and a further bedroom ensuite, a second reception room on the upper floor with two west facing terraces.





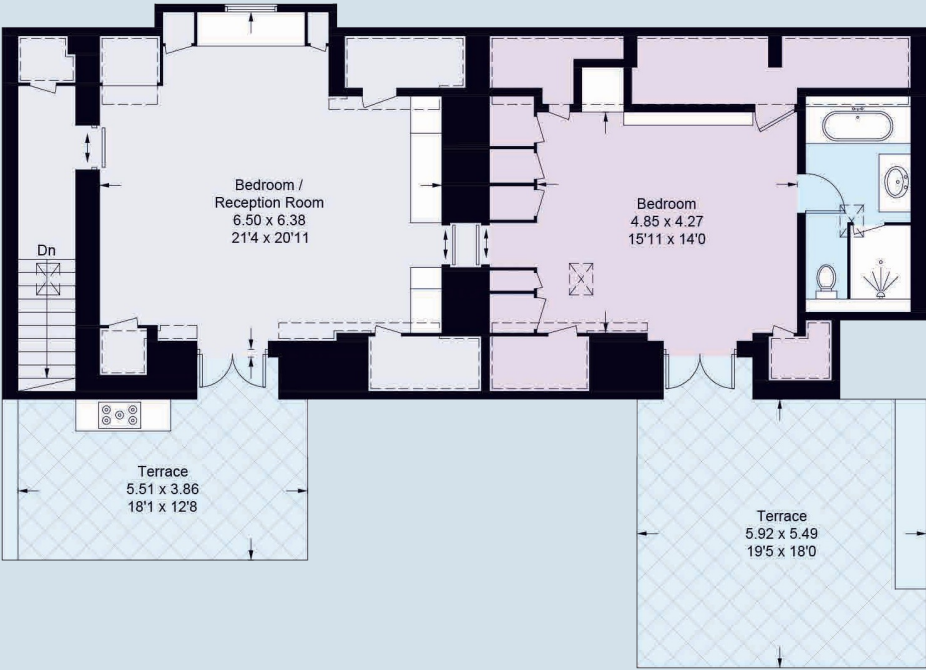
FOURTH FLOOR





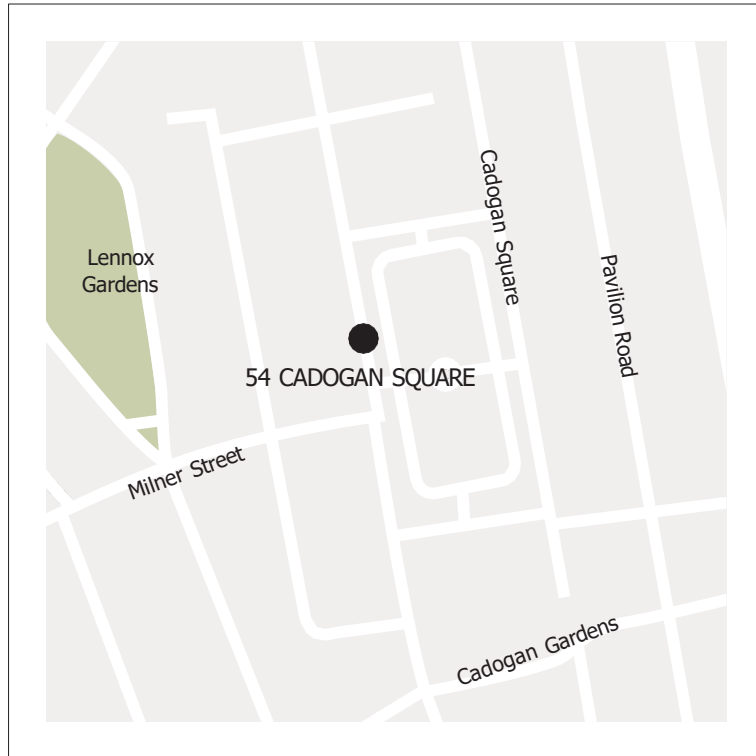


FIFTH FLOOR



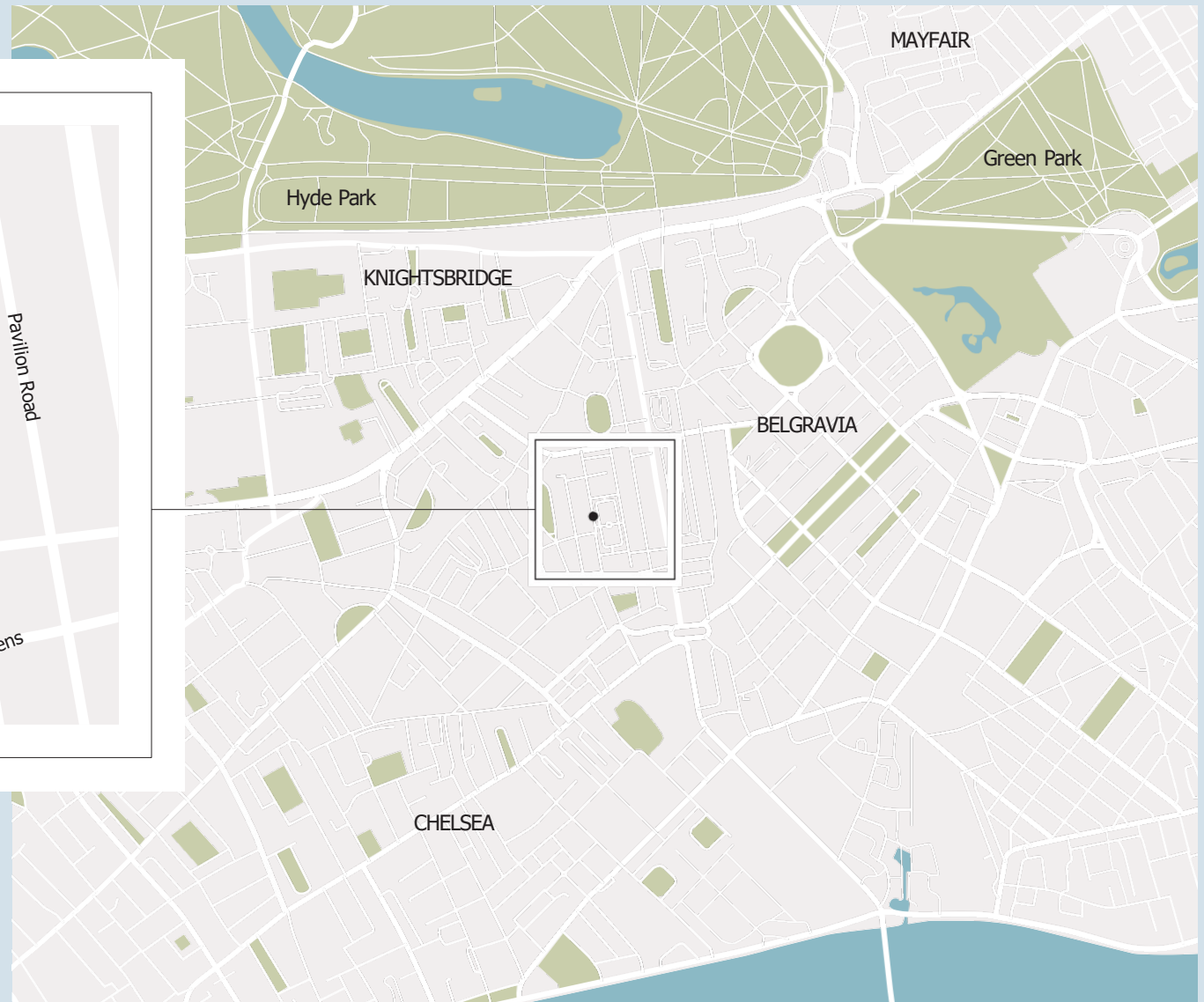


THE LOCATION



Walking distances

Harrods	7 minutes
Walton Street	5 minutes
Sloane Square	5 minutes
Sloane Street	5 minutes



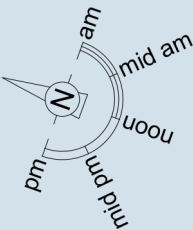
THE PENTHOUSE

54 CADOGAN SQUARE SW3

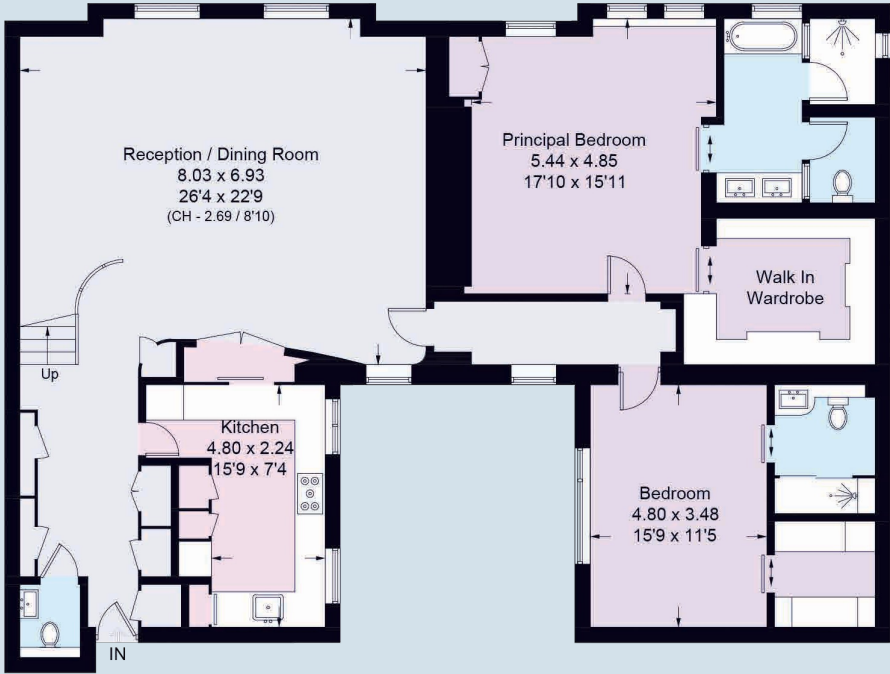
Approximate size: 3060 sq ft/284 sq metres including limited use area of 291 sq ft/27 sq metres

Energy performance certificate (EPC)

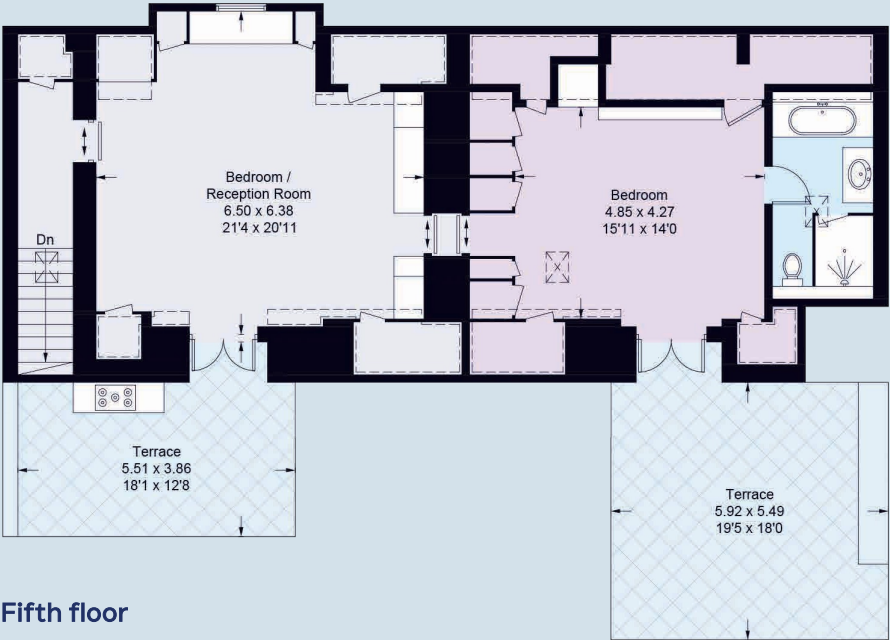
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



= Reduced head height below 1.5m



Fourth floor



Fifth floor

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 the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1012586)



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