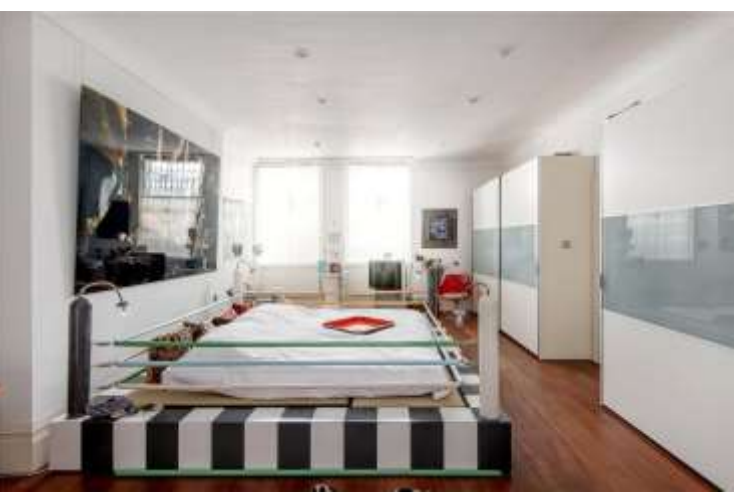




Cadogan Square
Knightsbridge, SW1X

CHESTERTONS





An impressive, ground floor maisonette offering excellent entertaining space spanning the whole ground floor with exceptional high ceilings. The property benefits from its own street entrance opening to a reception hall with double doors leading to the inner hallway.

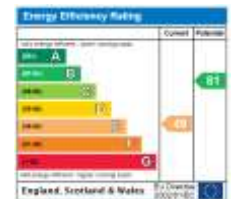
From the elegant drawing room, a door leads through to a separate library/study with 4.25 m ceiling. The dining room and kitchen are beyond. The bedroom accommodation is arranged over the lower ground floor with sauna, wine storage and door leading to rear access.

Situated on the South East corner of this iconic and sought after square the property is exceptionally well located for the ambience of boutiques, shops and restaurants of Sloane Street, Kings Road and Brompton Road.

Access to Cadogan Square gardens are available by separate negotiation.

- grand high ceilinged drawing room
- library/study
- 4 bedrooms
- share of freehold
- access to Cadogan Square gardens & tennis courts by separate arrangement

Asking Price : £5,950,000



Tenure: Leasehold 982 years plus share of freehold
 Service Charge: £2,875 per quarter i.e. approximately £11,500 per annum
 Ground Rent: Peppercorn
 Local Authority: Royal Borough of Kensington & Chelsea
 Council Tax Band: H

Chestertons Knightsbridge & Belgravia Sales

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Cadogan Square, SW1X

Approximate gross internal area

290.54 sq m / 3102 sq ft

(Including Storage & Restricted Height, Excluding Lift Engine & Boiler Room)

Storage

3.07 sq m / 33 sq ft

Restricted Height

8.42 sq m / 91 sq ft

Key:
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and we do not have confidence in the information produced. It is not to be relied on. If there is any aspect of particular importance, you should carry out an independent survey of the property.
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