



Cadogan Square
London, SW1X

CHESTERTONS





An exceptional two bedroom apartment with direct lift access, situated on the first floor of an elegant Grade II listed red-brick Victorian building, offering a perfect balance of sophistication and practicality in one of London's most desirable locations. On the first floor, a welcoming, central hallway leads to a striking bay-fronted reception room with grand proportions.

This space is characterised by an impressive width of three floor-to-ceiling French doors that open to a full-width balcony with views over the garden square-a space perfect for al fresco dining and entertaining. Adjacent to the reception room is a separate, well-appointed kitchen with integrated appliances, offering both convenience and style. The principal bedroom is discreetly positioned towards the rear of the apartment. It is served by extensive wardrobe storage, its own balcony and a sleek en suite bathroom with a walk-in shower and separate bath. The second bedroom, also benefitting from its own en suite, has ample storage and a south-facing aspect. The property further benefits from a guest WC in the hallway. Proximity to the closest stations being Knightsbridge and Sloane Square underground stations, providing seamless transport connections to the rest of London.

- Direct Lift
- Communal Garden
- First Floor
- Balcony
- Two Bedroom
- Two Bathroom

Asking Price £7,500,000

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
90-100	A		
81-89	B		
72-80	C		76
63-71	D	62	
55-62	E		
47-54	F		
39-46	G		
31-38			
23-30			
15-22			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Leasehold 88 years
Service Charge: £12,937
Ground Rent: £200
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H

Chestertons Knightsbridge & Belgravia Sales

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Approximate gross internal area
145.12 sq m / 1562 sq ft
(Excluding Lift)

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

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