



CADOGAN SQUARE  
LONDON SW1X



Situated on the first floor of an elegant Grade II listed Victorian building, this exceptional two-bedroom apartment offers direct lift access and strikes a perfect balance between sophistication and practicality in one of London's most coveted locations.

A welcoming central hallway leads to a striking bay-fronted reception room with grand proportions. This space features three impressive floor-to-ceiling French doors that open onto a full-width balcony, offering views over the garden square. Adjacent to the reception room, you'll find a separate, well-appointed kitchen with integrated appliances, combining convenience and style. The principal bedroom, discreetly positioned at the rear of the apartment, boasts extensive wardrobe storage, a private balcony, and a sleek en-suite bathroom complete with a walk-in shower and separate bath. The second bedroom, also with an en-suite, features ample storage and a south-facing aspect. A guest WC in the hallway adds to the apartment's practicality. Residents have access to Cadogan Square with tennis court that can be used by separate arrangement.

This property benefits from its proximity to Knightsbridge and Sloane Square underground stations, ensuring seamless transport connections throughout London.



## ACCOMMODATION

- Red brick period building
- 2 Double bedrooms
- 2 En-suite bathrooms plus guest WC
- South-west facing private balcony overlooking Cadogan Square
- Direct lift access
- Knightsbridge and Sloane Square stations within half a mile
- Approx. 1604 sq ft / 149 sq m
- Council tax band H
- EPC D

## TERMS

Tenure: Leasehold (exp. 22 03 2113)

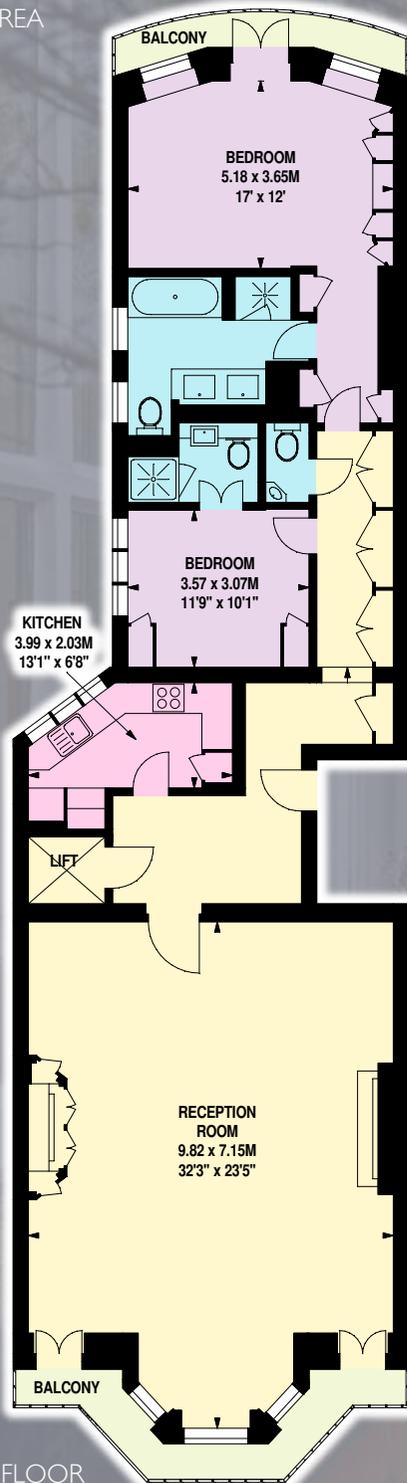
Service Charges: Approx. £3,234 per annum

Ground Rent: peppercorn

Price: £7,500,000



APPROX. GROSS INTERNAL AREA  
1,604 SQ FT - 149 SQ M



FIRST FLOOR



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