



**CADOGAN GARDENS LONDON SW3**  
*£1,038 PER WEEK AVAILABLE NOW*




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Cadogan Gardens London SW3

£1,038 Per Week  
Part-furnished

 2 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Two Bedrooms, - Two Bathrooms, - Large Principal Bedroom, - Ground & Lower Ground Floor, - Wood Floor To Reception Room, - Part Furnished Or Unfurnished, - Patio, - Communal Gardens, - 1,174 Squared Feet Living Space, - Council Tax Band G, - CHRISTMAS CAMPAIGN 50% OFF 1ST MONTHS RENT

## Council Tax

Council Tax Band G

## Hamptons

7 Lower Sloane Street  
Sloane Square, London, SW1W 8AH  
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# { CHRISTMAS CAMPAIGN 50% OFF YOUR FIRST MONTH'S RENT 2 BED 2 BATH

## The Property

A charming two bedroom apartment in this desirable address with patio and access to communal gardens. Offering 1,174 squared feet of living space and arranged over the ground and lower ground floor. The Principal bedroom is on the ground floor with high ceilings retaining the period features, walk in wardrobe, ample natural light by way of 3 large windows and delightful en-suite shower room. To the lower ground floor is the second bedroom, family bathroom with shower over bath and the reception room with wood flooring leading to the modern kitchen. The patio is accessed either via the kitchen or second bedroom. The apartment further benefits access to the communal gardens. Available from the 20th October on a part or unfurnished basis. This property is offering 50% off your first's months rent if you move in during December 2024, please contact us for further information and to arrange a viewing.

## Location

Located on this desirable street next to Peter Jones within easy reach of the Kings Road and Duke of York Square benefitting from an array of shops and restaurants. Sloane Square underground station is 0.3 miles away offering both Circle and District Lines.





# CADOGAN GARDENS

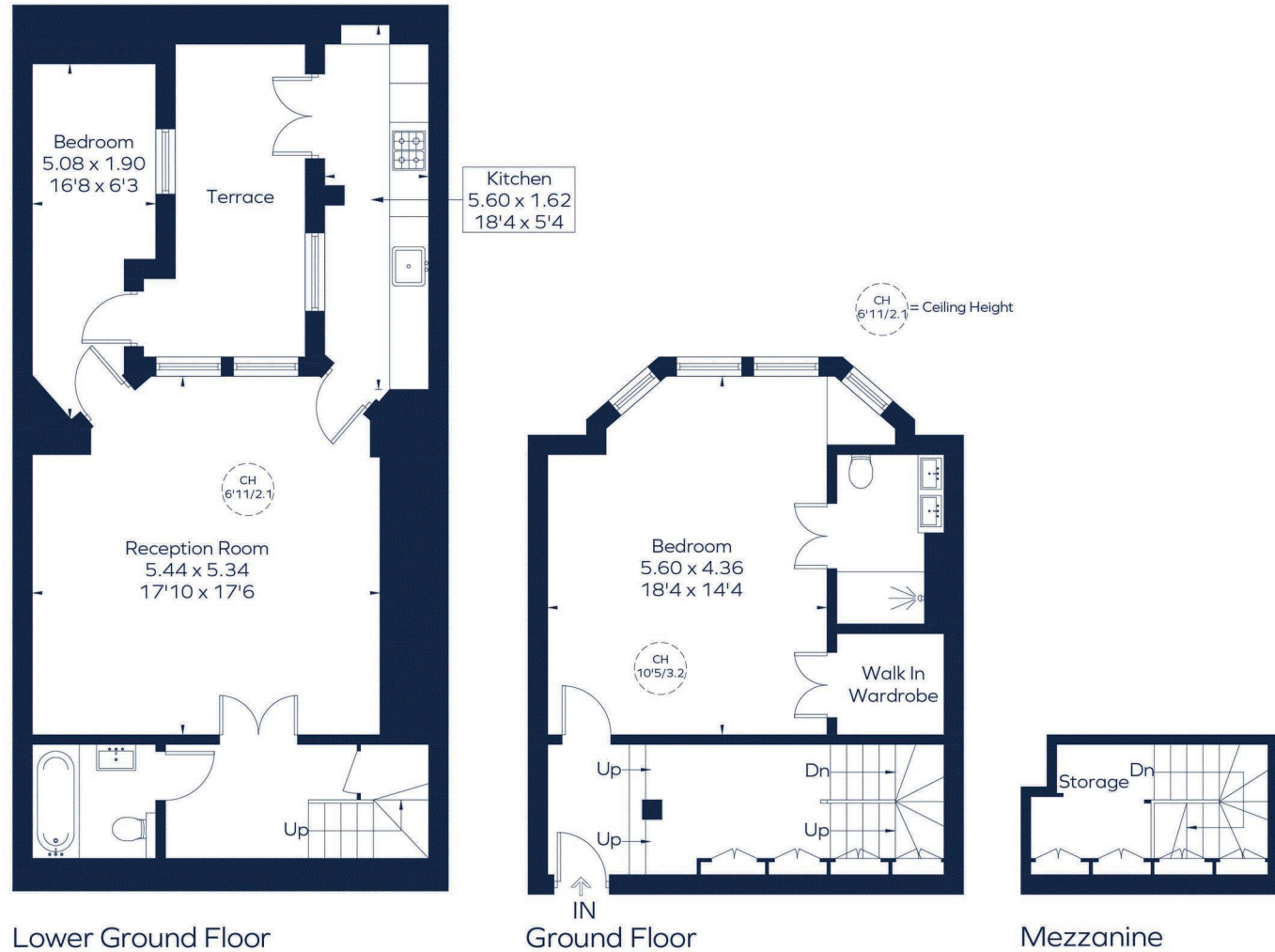
Approximate Gross Internal Area

Lower Ground floor = 625 sq. ft. (58.1 sq. m.)

Ground floor = 474 sq. ft. (44.0 sq. m.)

Mezzanine = 75 sq. ft. (7.0 sq. m.)

Total = 1174 sq. ft. (109.1 sq. m.)



Lower Ground Floor

Ground Floor

Mezzanine

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. ID 1134422

## For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient (low energy costs)	A		
Energy efficient (low energy costs)	B		
Decent energy efficiency (medium energy costs)	C		
Some energy efficiency (medium energy costs)	D		
Not very energy efficient (high energy costs)	E		
Very poor energy efficiency (high energy costs)	F		
Extremely poor energy efficiency (very high energy costs)	G		
		71	79
England & Wales		EU Directive 2002/91/EC	



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This property is offering 50% off your first month's rent, if you move in during December 2024.\*

Please contact us if you would like to arrange a viewing.

If you are a landlord with a similar property for rent, we would be delighted to hear from you.

\*Terms and conditions apply. For more information visit [hamptons.co.uk/brand/rent-with-hamptons/terms-and-conditions-nl](https://www.hamptons.co.uk/brand/rent-with-hamptons/terms-and-conditions-nl)

