



Cadogan Gardens, London **SW3**

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# Cadogan Gardens, London SW3

This stylish two bedroom flat is located on the ground floor of a handsome redbrick building, benefiting from access to access to the communal gardens and second glazed windows throughout. Approximately 911 sq ft (84.6 sq m).

The flat offers a modern Boffi kitchen and a spacious and bright reception room, with wooden flooring and space for a dining area. The two well-arranged double bedrooms have excellent storage.

This is the perfect lateral apartment that would be ideal for a pied a terre, investment or home.



**Guide price:** £2,200,000

**Tenure:** Share of freehold plus leasehold, approximately 962 years remaining

**Service charge:** £8,290 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** G





## Location

Cadogan Gardens is a highly regarded Chelsea address within close proximity to the Kings Road, Knightsbridge and Belgravia.

Situated just a short distance to Sloane Square the apartment is also close to transport links including the District and Circle Underground lines.

Pavilion Road is opposite the front of the building has also just undergone an extensive renovation and now provides an array of local eateries and artisan shops.

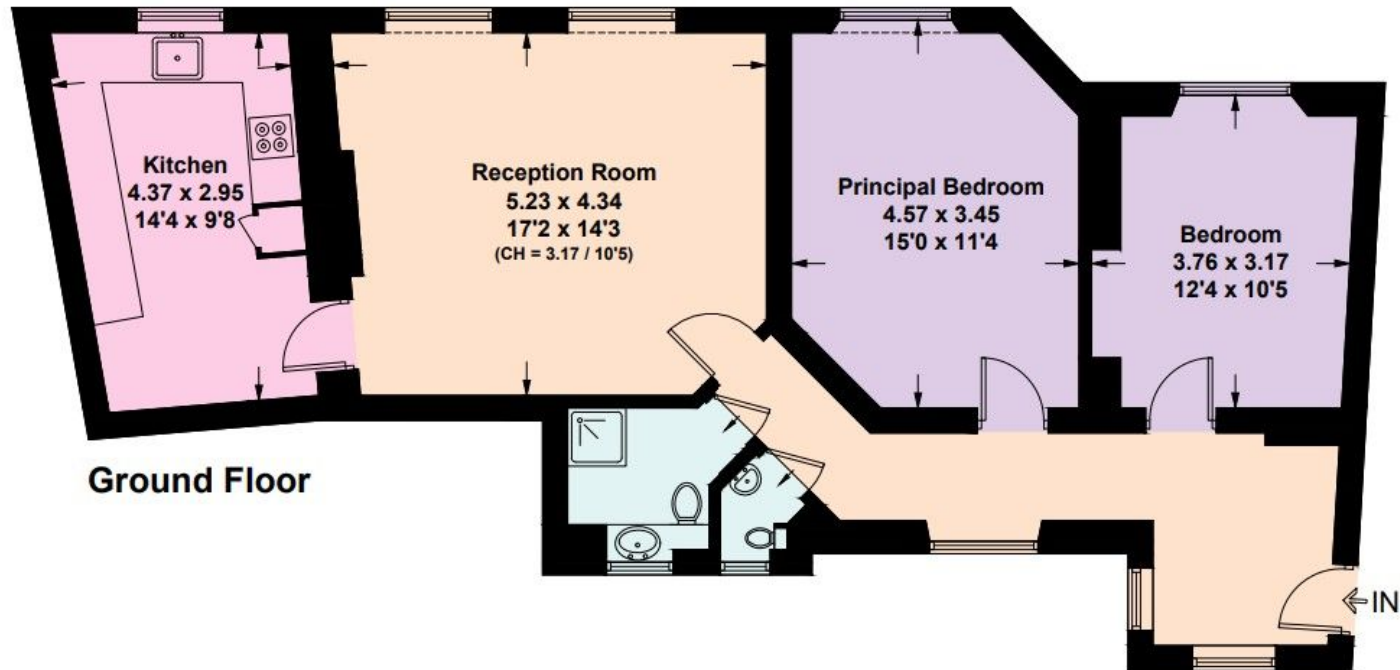






## Approximate Gross Internal Floor Area 82.8 sq m / 891 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank  
Knightsbridge  
52-54 Sloane Avenue  
London  
SW3 3DD  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**James Robinson**  
+44 207 861 1771  
[james.robinson@knightfrank.com](mailto:james.robinson@knightfrank.com)



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