



Cadogan Square, London **SW1X**

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Situated on the principal terrace of Cadogan Square this second floor apartment has recently been renovated to exacting standards. Comprising a spacious reception room with southerly views over the garden square, separate kitchen, two double bedrooms and two bathrooms. The apartment measures approximately 1,264 square feet with three windows to the front.

The principal bedroom with en suite bathroom features a bay window with views over the mews to the rear. Additionally there is exclusive use of large storage cupboard on the second floor, close to the entrance to the flat and access to the communal gardens (fees apply).



**Guide price:** £3,950,000

**Tenure:** Leasehold: approximately 89 years remaining

**Service charge:** £6,957.32 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

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

**Council tax band:** H








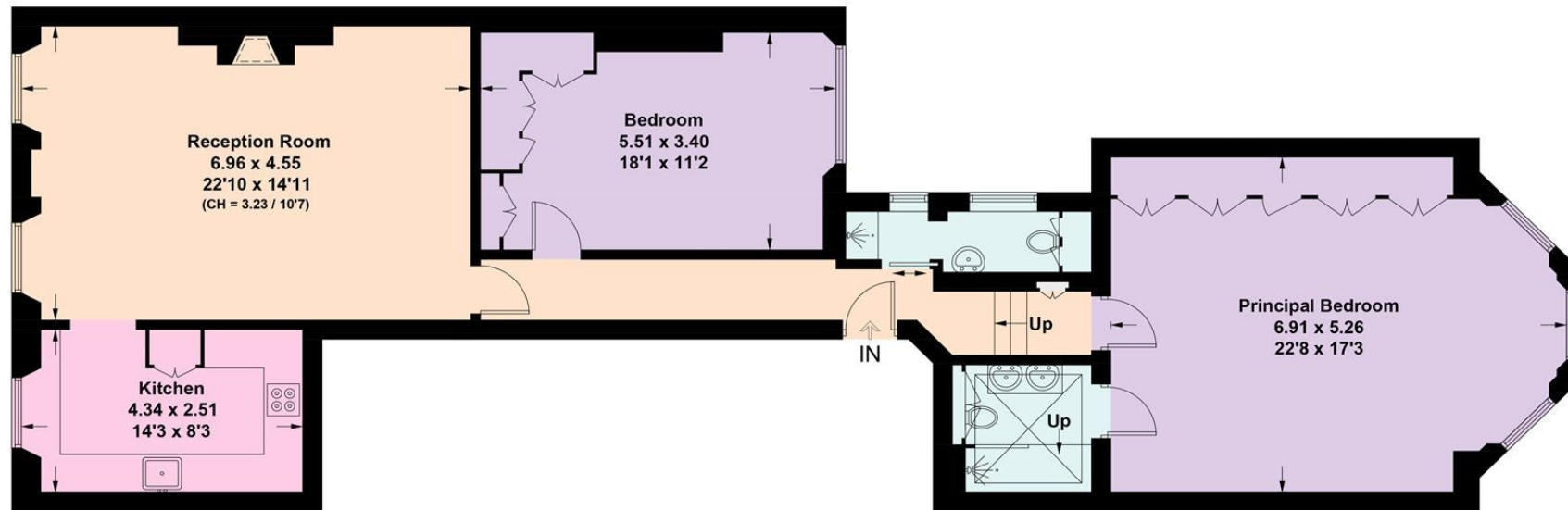
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**Approximate Gross Internal Floor Area**  
**117.4 sq m / 1264 sq ft**

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.

 = Reduced head height below 1.5m



## Second Floor

**Knight Frank**  
**Knightsbridge**

52 - 54 Sloane Avenue  
London  
SW3 3DD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

**James Robinson**

+44 207 861 1771

[james.robinson@knightfrank.com](mailto:james.robinson@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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