



Cadogan Court

DRAYCOTT AVENUE SW3



A highly desirable red brick portered mansion block in the heart of Chelsea.

Arranged over the fourth and fifth floors, this apartment benefits from generous lateral space and an abundance of natural light. The accommodation is well balanced with two stunning reception rooms and four bedrooms making it ideal for a family.



LOCATION

Conveniently located between Knightsbridge and Sloane Square offering an array of exclusive boutiques, designer shops and restaurants. Sloane Square underground station is closeby.

ACCOMMODATION

- Reception room
- Dining room
- Study
- Kitchen breakfast room
- Principal bedroom with en suite
- Two further bedroom suites
- Bedroom four
- Guest wc
- Balcony
- Lift
- Porter



Guide Price: £6,500,000

Tenure: Share of freehold plus leasehold, approximately 950 years remaining

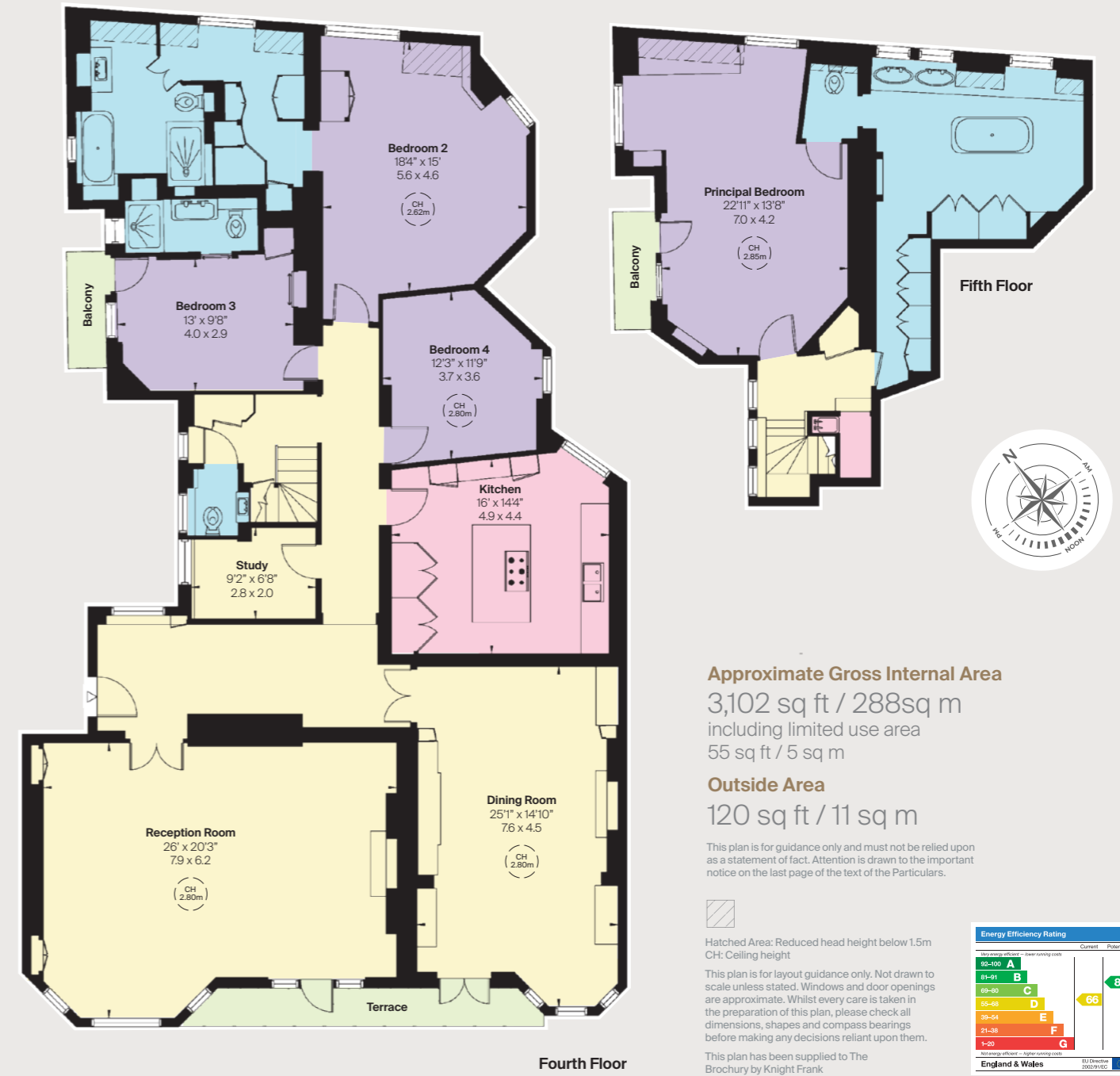
Ground Rent: Peppercorn

Service Charge: £8,274 per annum, (including sinking fund contributions of £4,005) with next review due 2025

Local Authority: Kensington & Chelsea

Council Tax: Band H

Please note we have been unable to confirm the service charge and sinking fund, you should ensure you or your advisors make your own enquiries.



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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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