

VALOURAN

MARCUS
COOPER
GROUP

24 CADOGAN SQUARE

& 56 CLABON MEWS



A rare opportunity to restore and renovate this impressive property located on the renowned garden square in Knightsbridge.

The Cadogan Estate

Knightsbridge, SW1

Nestled in the heart of one of London's most prestigious neighbourhoods, the Cadogan Estate offers an exceptional living experience that blends historical significance with contemporary luxury. Located in Chelsea, an area renowned for its vibrant culture and charm, the estate has long symbolised exclusivity. Established in the 19th century by the Cadogan family, it transformed the area into a hub of sophistication. Today, the estate stands as a beacon of elegance, offering a rare opportunity to reside within a living heritage.

The architectural heritage of the estate is a key feature of its appeal. Renowned for stunning Georgian townhouses, many properties on the estate are Grade II listed. Classical facades, elegant proportions, and meticulously designed interiors reflect past craftsmanship, while modern touches ensure the homes are suited for today's residents. Lined with charming garden squares, the estate offers a peaceful oasis amidst Chelsea's vibrancy.

Beyond its buildings, the locality offers a wealth of amenities that make it one of London's most coveted addresses. Residents enjoy immediate access to chic boutiques, renowned restaurants, and art galleries, along with nearby green spaces like Hyde Park. Cultural institutions such as the Victoria and Albert Museum and Saatchi Gallery offer endless exploration. Excellent transport connections ensure the heart of London is just moments away while maintaining seclusion within the estate.

Living within the Cadogan Estate means enjoying service and convenience to match its much-coveted setting. 24 Cadogan Square has easy access to London's best wellness services, high-end dining, and private members' clubs, ensuring a lifestyle that is both refined and effortless. The Cadogan Estate offers not just a home, but a rare opportunity to be part of a community steeped in history, elegance, and contemporary living.





Tradition, *Redefined*

This Grade II listed residence offers a rare opportunity to create a unique home spanning 8,565 sq ft over five floors. Approved planning allows for a transformation and integration of 56 Clabon Mews, adding an underground pool, spa, parking and other features. The new owner can reimagine 24 Cadogan Square into one of Knightsbridge's most prestigious homes.

Built in 1889, 24 Cadogan Square is part of a terrace of three red-brick buildings with ornate stone detailing. Occupying five of the seven storeys, it's internally linked to 56 Clabon Mews, offering flexibility for a bespoke living space. Its architectural heritage and redesign potential provide a balance of period character and modern possibilities.

The approved plans preserve the building's charm while introducing contemporary features, ensuring ultimate comfort, privacy, and convenience. This opportunity allows for a home that meets the highest standards of style and functionality.

Located in the heart of Knightsbridge, 24 Cadogan Square offers the rare chance to blend history with modern design. With its prestigious address and transformation potential, it promises an unmatched living experience in one of London's most sought-after locations.

The Main Residence

24 CADOGAN SQUARE

- Two impressive reception rooms
- Three main bedroom suites
 - Dressing Room
 - Study
- Family/media room
- Kitchen/breakfast room
- Staff bedroom and bathroom
- Large west-facing roof terrace with uninterrupted views
- Lift serving all floors

Mews House

56 CLABON MEWS

- Snug / Lounge
- Roof terrace
- Garage
- Swimming Pool
- Sauna Room

TOTAL GROSS INTERNAL AREA

795.7 SqM / 8,565 SqFt





Reception & Living Spaces

24 Cadogan Square offers an unparalleled living experience, spread across several beautifully appointed floors, meticulously crafted to accommodate both the demands of modern family life and the elegance of grand entertaining.

The property's impressive entrance lobby sets the tone for what awaits within, reflecting the timeless charm of this prestigious garden square. Upon entering, guests are greeted by a stunning hallway that creates an immediate sense of arrival.

The first floor is dedicated to the home's principal entertaining spaces. At the front of the building, a formal drawing room with an expansive bay window offers a magnificent setting looking out onto this beautiful garden square. Adjacent to this, a more intimate living area provides a relaxed atmosphere, which could be established as an impressive media or casual entertainment space. For those seeking a private retreat, a further, smaller sitting room, located within the connected 56 Clabon Mews, offers a tranquil escape from the main living areas with immediate proximity to the outdoors.

Bedrooms & Bathrooms

At the heart of this remarkable residence lies a series of impeccably designed bedrooms, offering the perfect balance of comfort, style, and seclusion.

The expansive principal bedroom suite, positioned at the front of the home, spans an impressive 6 meters and is drenched in natural light, creating an inviting and serene atmosphere.

As you move through the second floor, the suite unfolds further with custom-crafted wardrobes and ample storage, all framed by a grand central hall and a striking lightwell, adding to the sense of space and elegance. Two exquisitely appointed bathrooms complement this luxurious retreat, each finished to the highest specifications.

Beyond the principal suite, there are three additional bedrooms, each featuring its own en-suite bathroom and benefiting from distinct access and unique views. Every room in this home is thoughtfully proportioned, making it an unparalleled offering in today's market.





24 CADOGAN SQUARE & 56 CLABON MEWS

Outside Space & Amenities

One of the most exceptional aspects of this rare and highly sought-after residence is its outdoor spaces, which seamlessly blend with the home's natural surroundings and wellness offering. At the heart of the property an integrated lightwell ensures a continuous flow of natural light throughout the home. The wellness benefits of this design are profound, allowing the home's interior to be bathed in sunlight, elevating both the ambiance and the experience of living here.

24 Cadogan boasts two distinct terraces, each offering its own unique setting. The expansive roof terrace provides an ideal space for entertaining, offering sweeping views and a state-of-the-art outdoor kitchen, perfect for al fresco dining and gatherings.

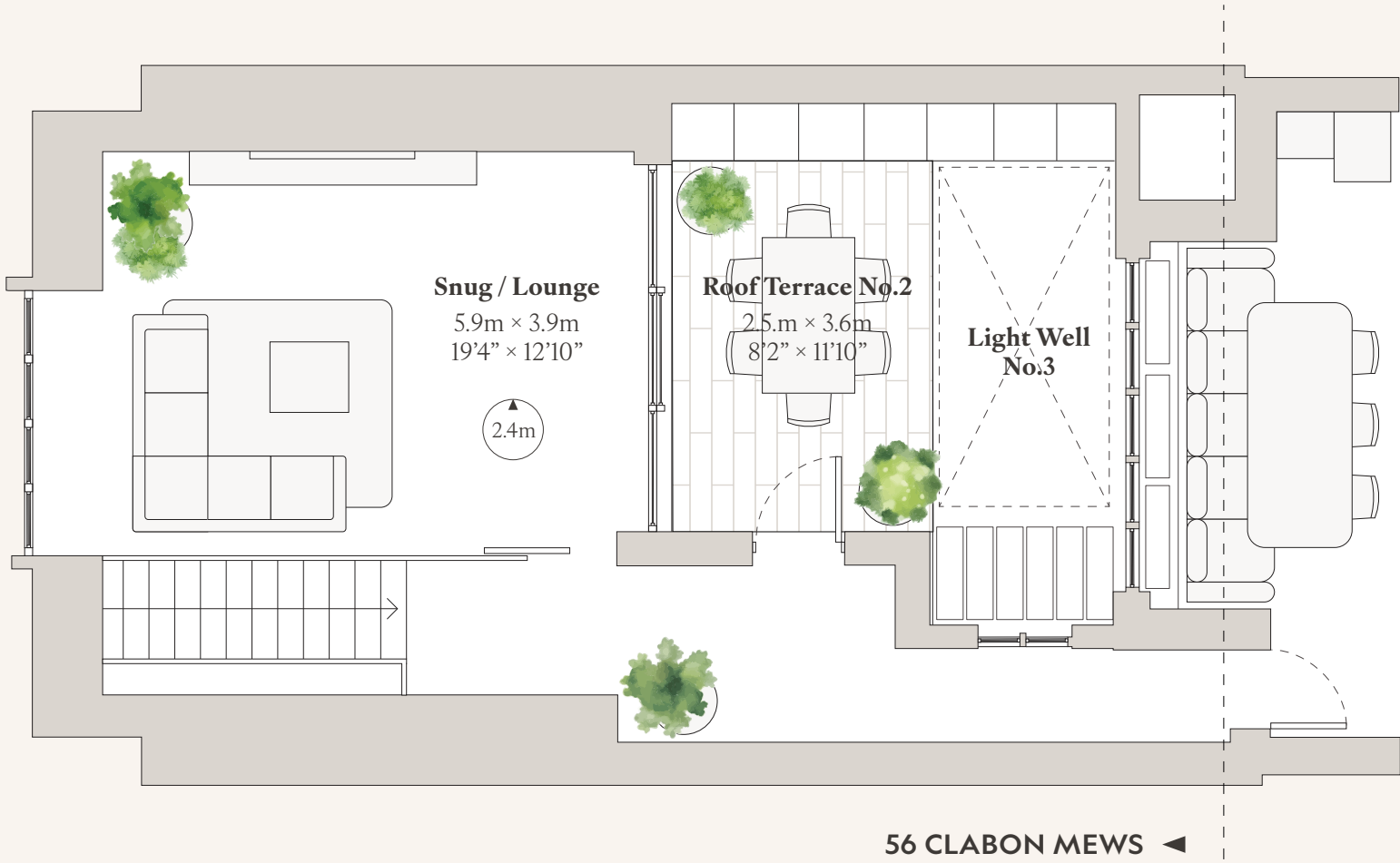
The residence's amenities further enhance its appeal, making it an unparalleled offering in this prestigious and well-established neighbourhood. Within the newly approved planning consent, the home will include a subterranean swimming pool and spa area, complete with sauna and steam facilities. Additionally, the lower ground level will feature a spacious family recreation room, offering endless entertainment with a pool table and ample space for games and leisure activities. This home is truly a sanctuary for both relaxation and recreation, set in one of the most coveted locations.

The unique space connecting the principal residence to the Mews forms your own exceptional wellness sanctuary in the heart of the city.



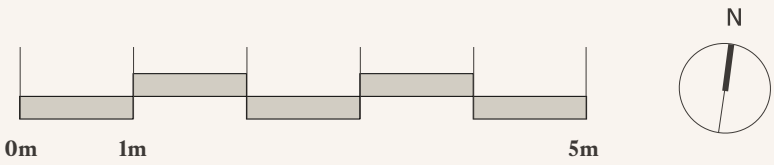
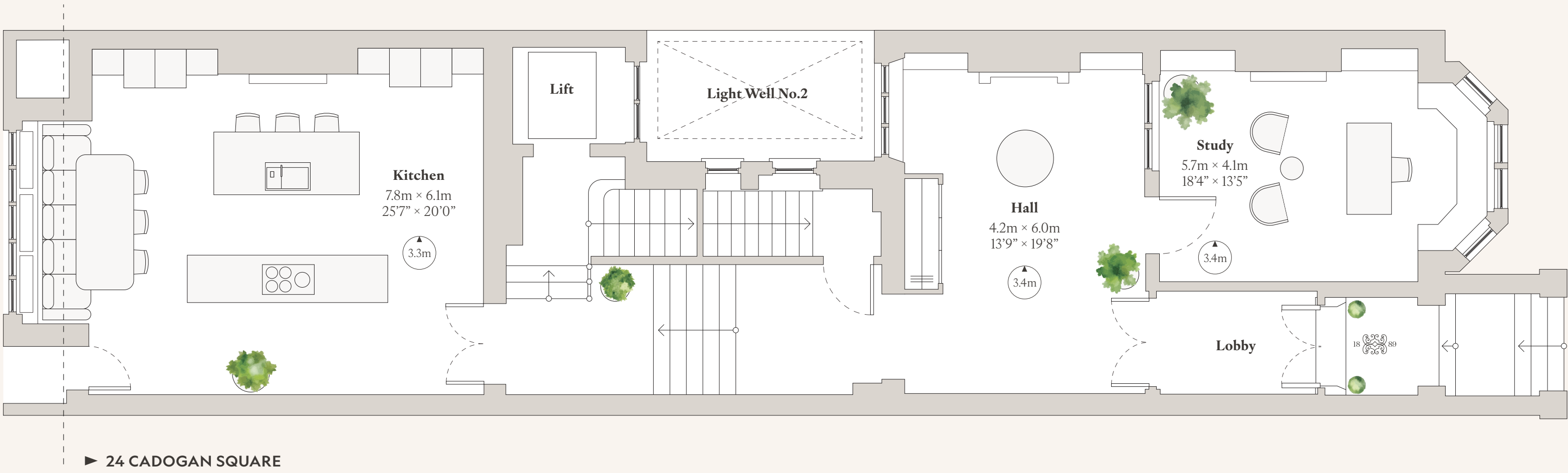
FIRST FLOOR
56 CLABON MEWS

Total Gross Internal Area:
34.2 SqM / 368 SqFt



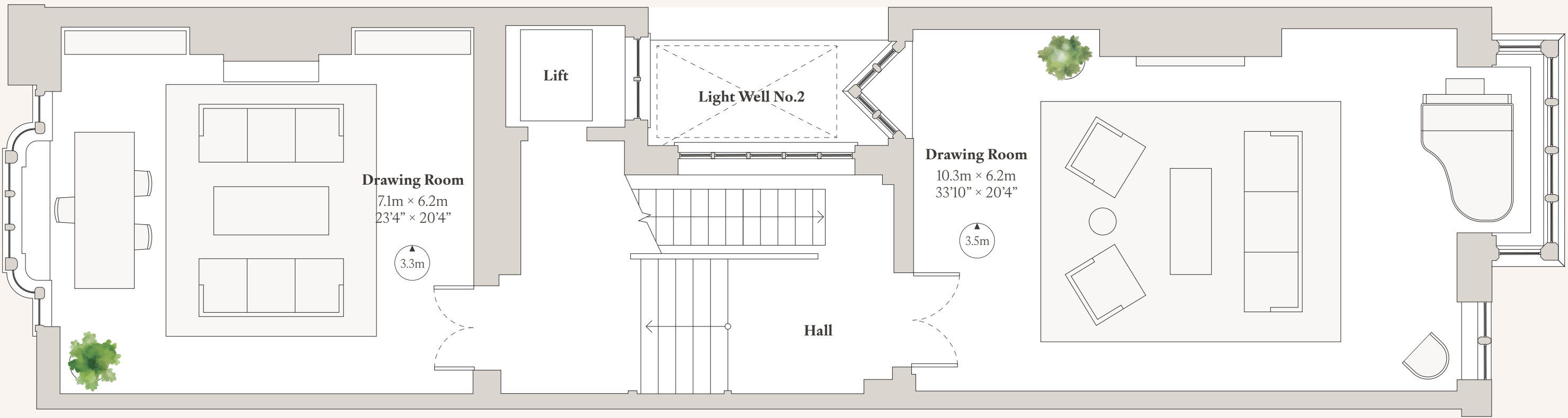
GROUND FLOOR
24 CADOGAN SQUARE

Total Gross Internal Area:
132.8 SqM / 1,429 SqFt



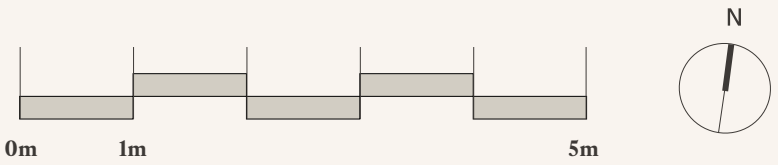
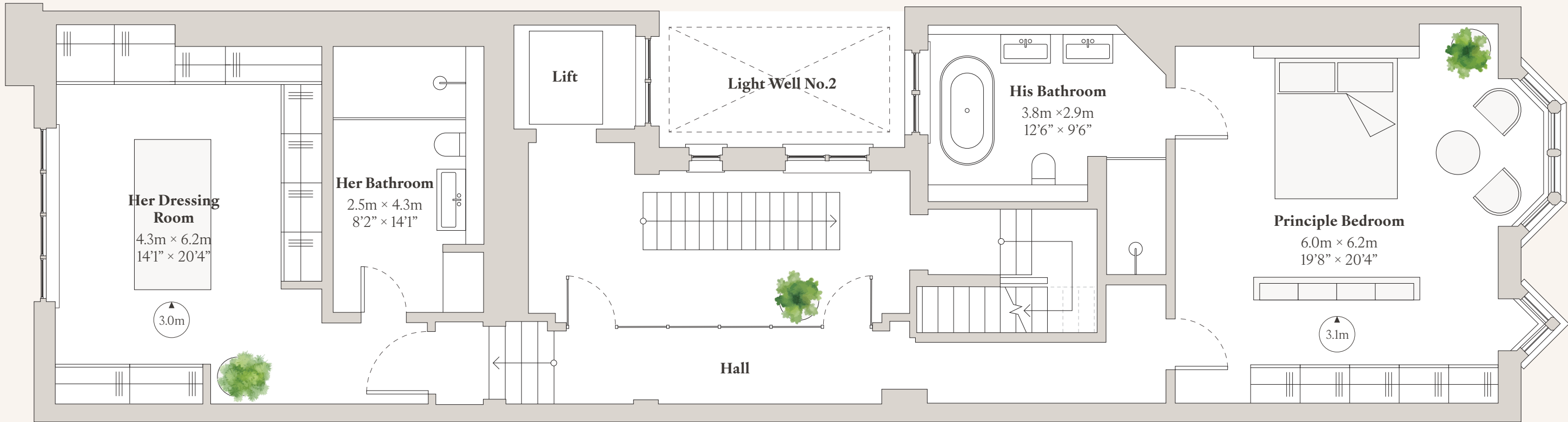
FIRST FLOOR
24 CADOGAN SQUARE

Total Gross Internal Area:
136.7 SqM / 1,471 SqFt



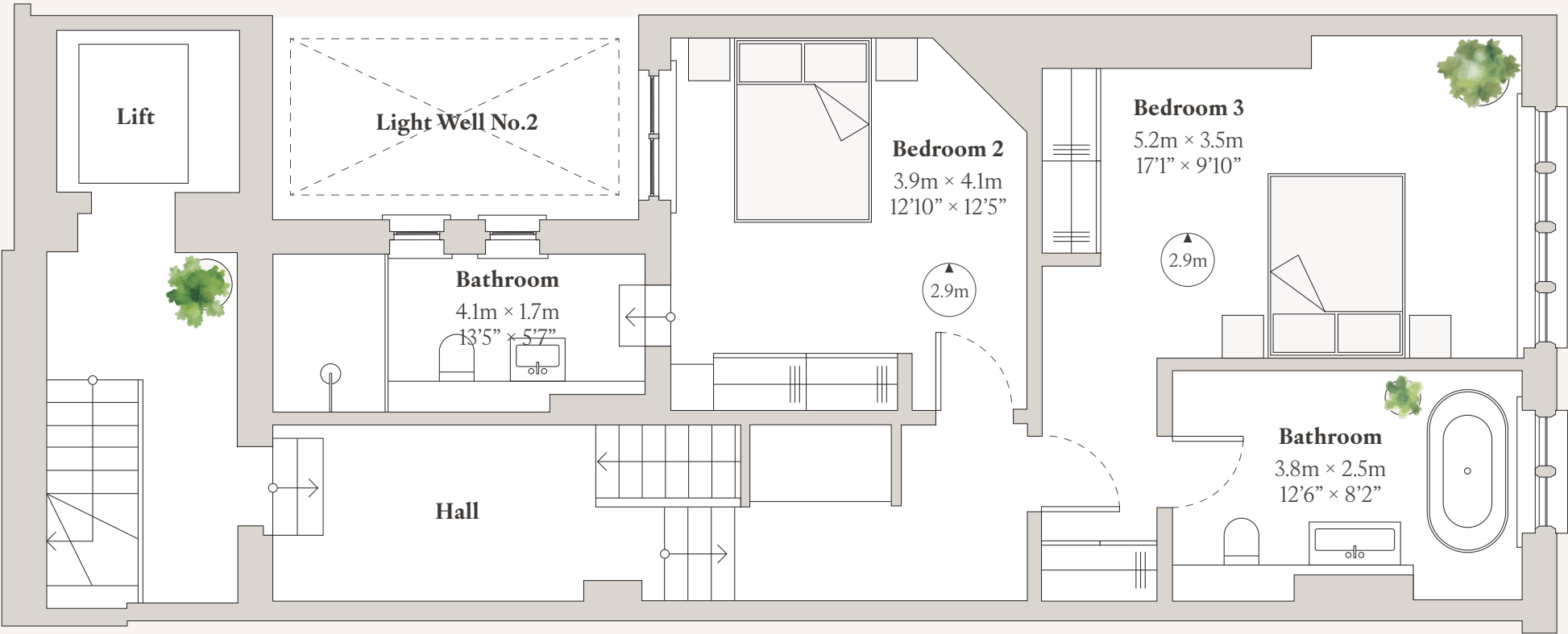
SECOND FLOOR
24 CADOGAN SQUARE

Total Gross Internal Area:
132.4 SqM / 1,425 SqFt



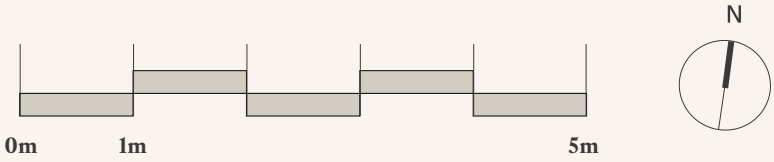
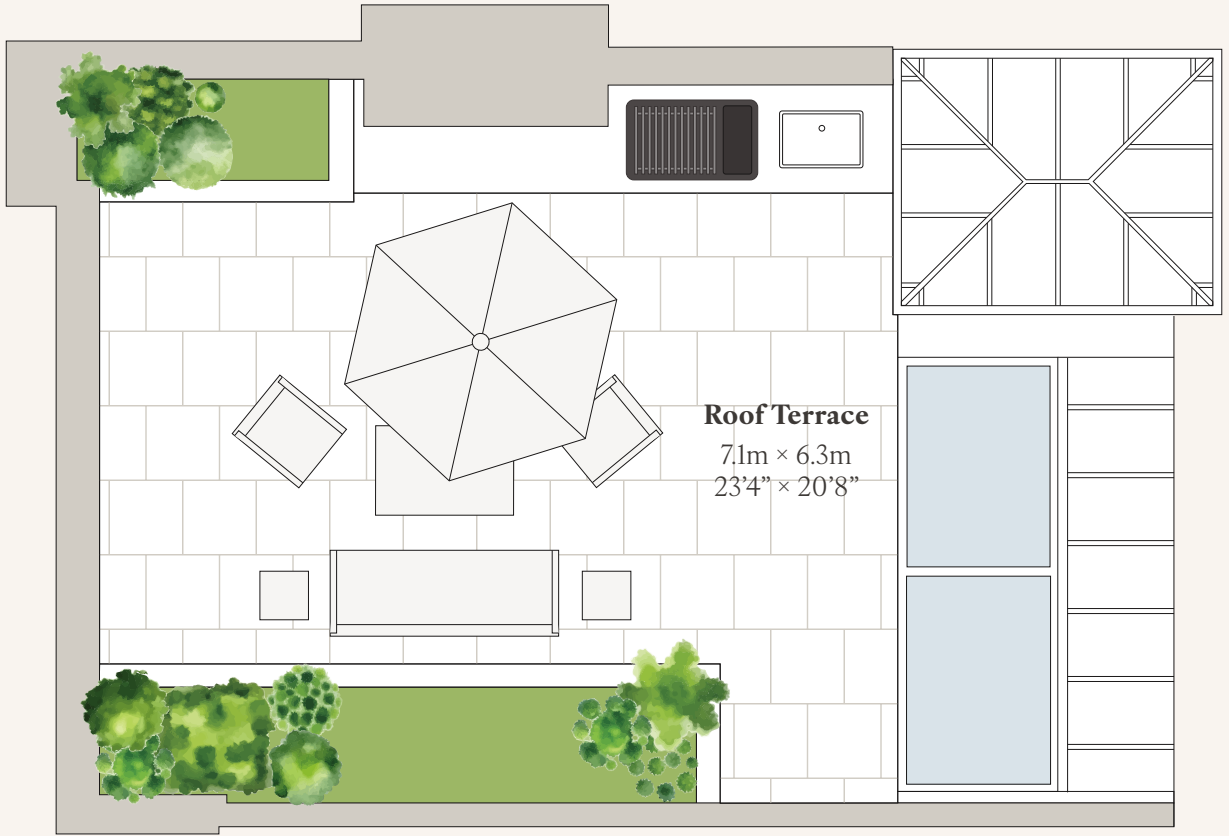
THIRD FLOOR
24 CADOGAN SQUARE

Total Gross Internal Area:
86.3 SqM / 929 SqFt



ROOF TERRACE
24 CADOGAN SQUARE

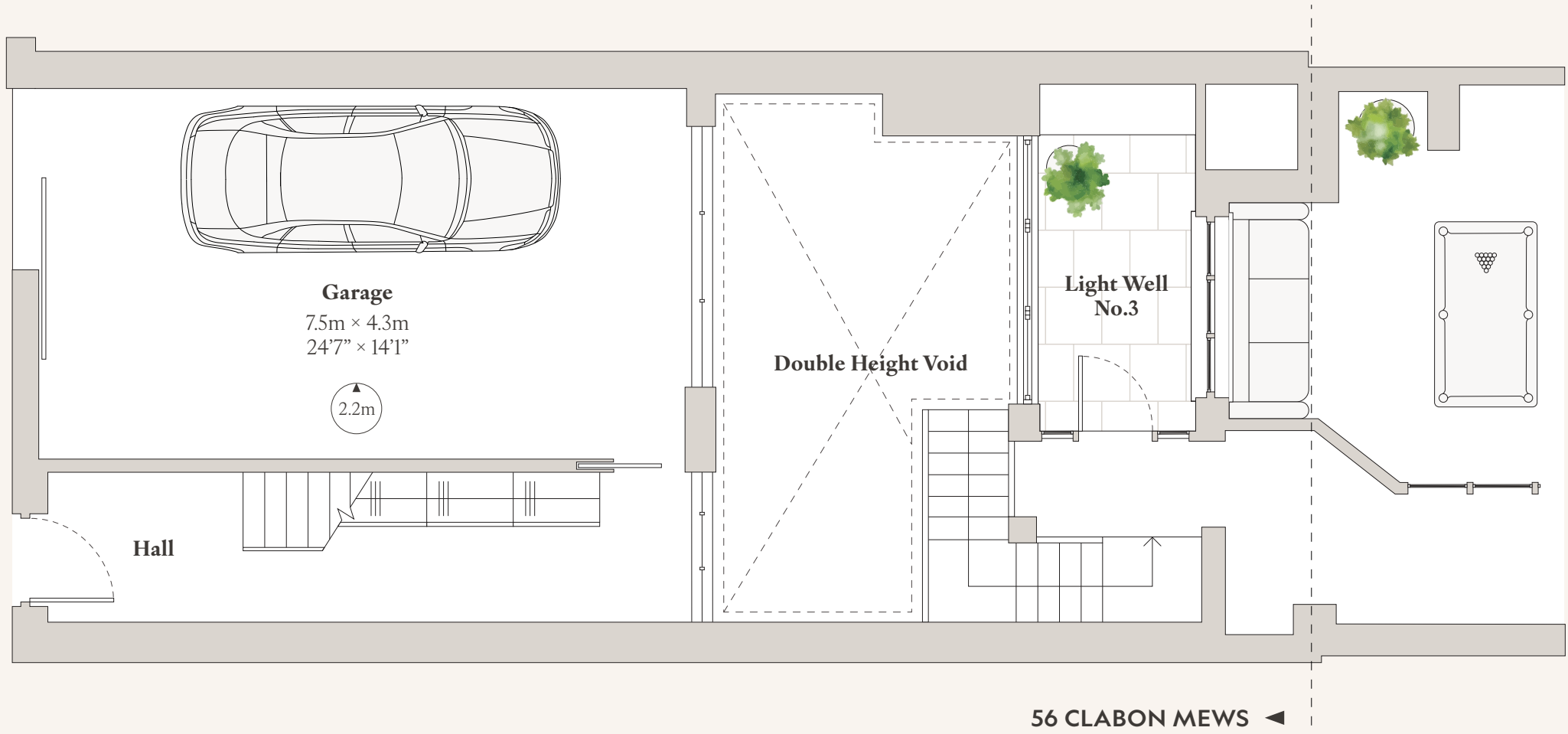
Total Gross Internal Area:
44.7 SqM / 481 SqFt



GROUND FLOOR

56 CLABON MEWS

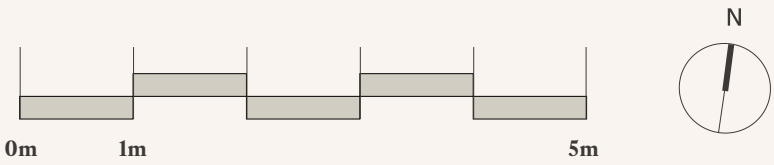
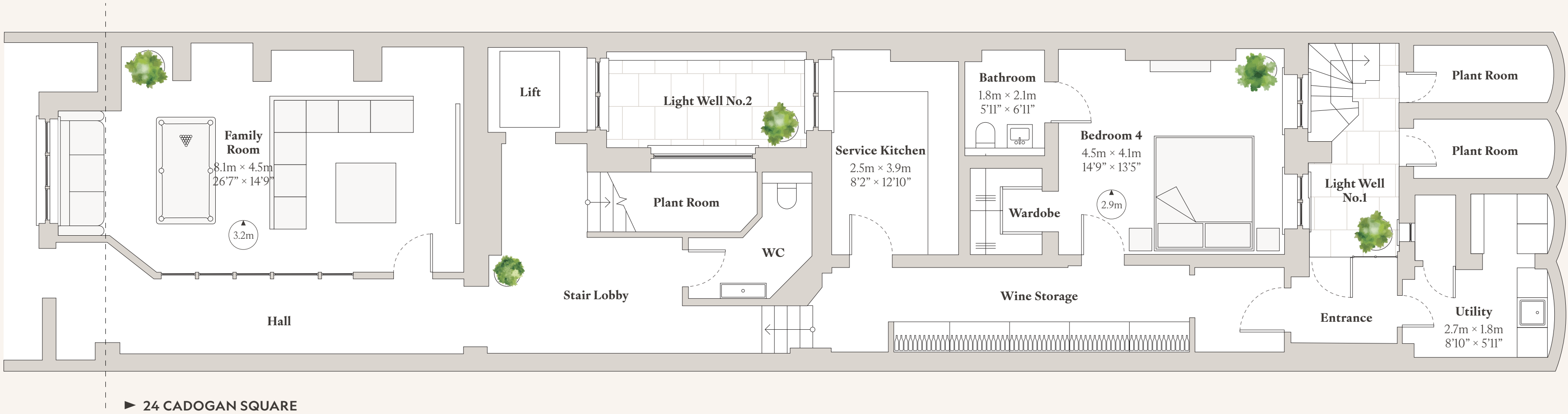
Total Gross Internal Area:
44.8 SqM / 483 SqFt



LOWER GROUND FLOOR

24 CADOGAN SQUARE

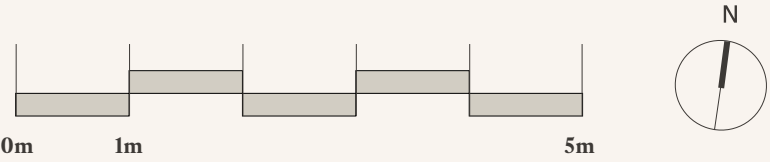
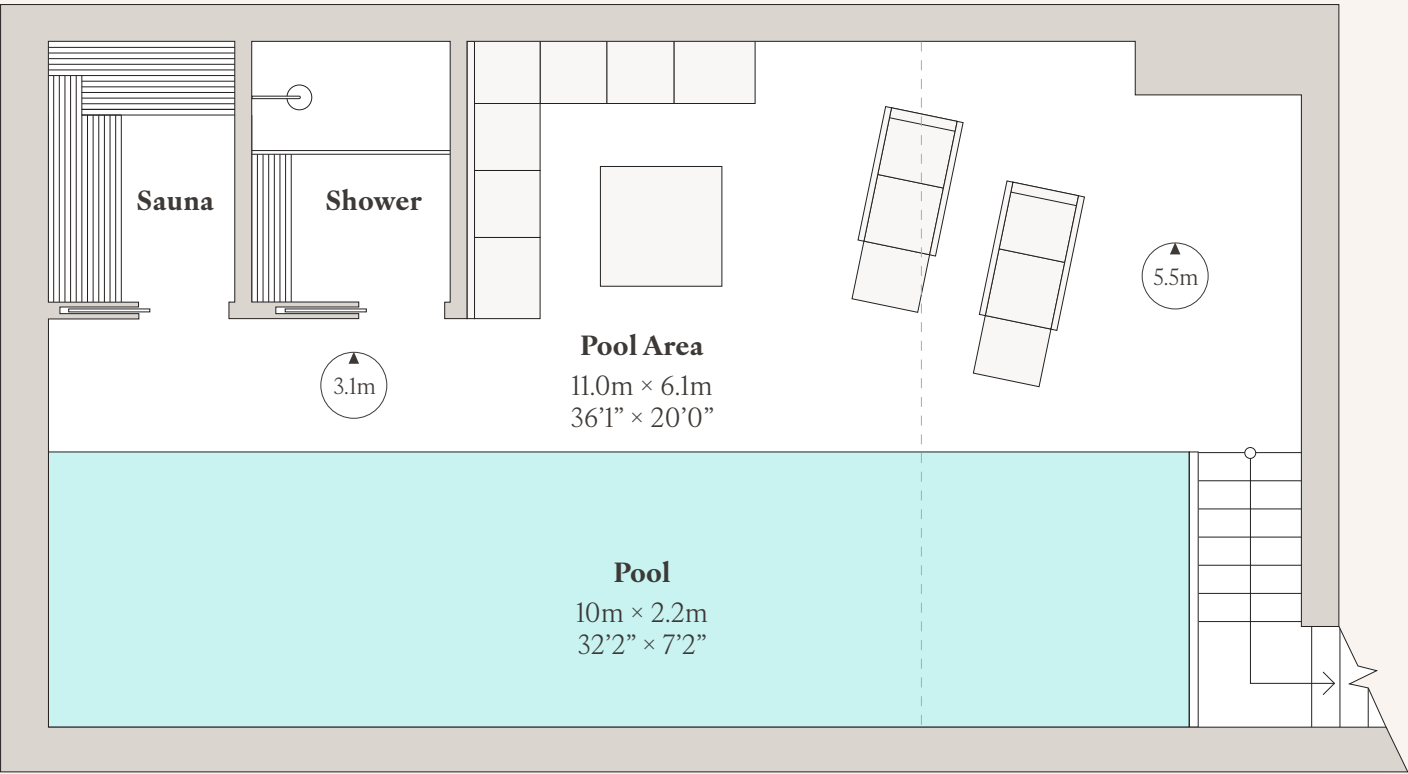
Total Gross Internal Area:
161.5 SqM / 1,738 SqFt



LOWER GROUND FLOOR

56 CLABON MEWS

Total Gross Internal Area:
67 SqM / 721 SqFt



The Team

The visionary team behind this exceptional development has crafted some of the most distinguished residential projects in London over the past decade. With unparalleled expertise and a proven track record, they are uniquely positioned to deliver a residence of extraordinary caliber—perfectly aligned with the rarity and distinctive nature of this unparalleled home.

VALOURAN

Valouran is the unparalleled market leader in the luxury residential development space in London. With a track record spanning over 20 years, we have delivered more than 120 project across London and internationally. Exceptional design, unmatched quality, beautiful craftsmanship, cutting edge technology make up the hallmarks of all Valouran developments. We create the listed buildings of the future and homes for people to enjoy for a lifetime.

MARCUS
COOPER
GROUP

Entrepreneur Marcus Cooper founded the Group in 1991. It is his expertise, with over 25 years experience in the industry, combined with his passion for deals and sophistication in structuring them to achieve maximum value that has made the Marcus Cooper Group what it is today. Our substantial and diverse property portfolio encompasses some of the most prestigious buildings in London, setting us apart as one of the UK's most successful private property companies.



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