## SLOANE GARDENS BELGRAVIA SW1

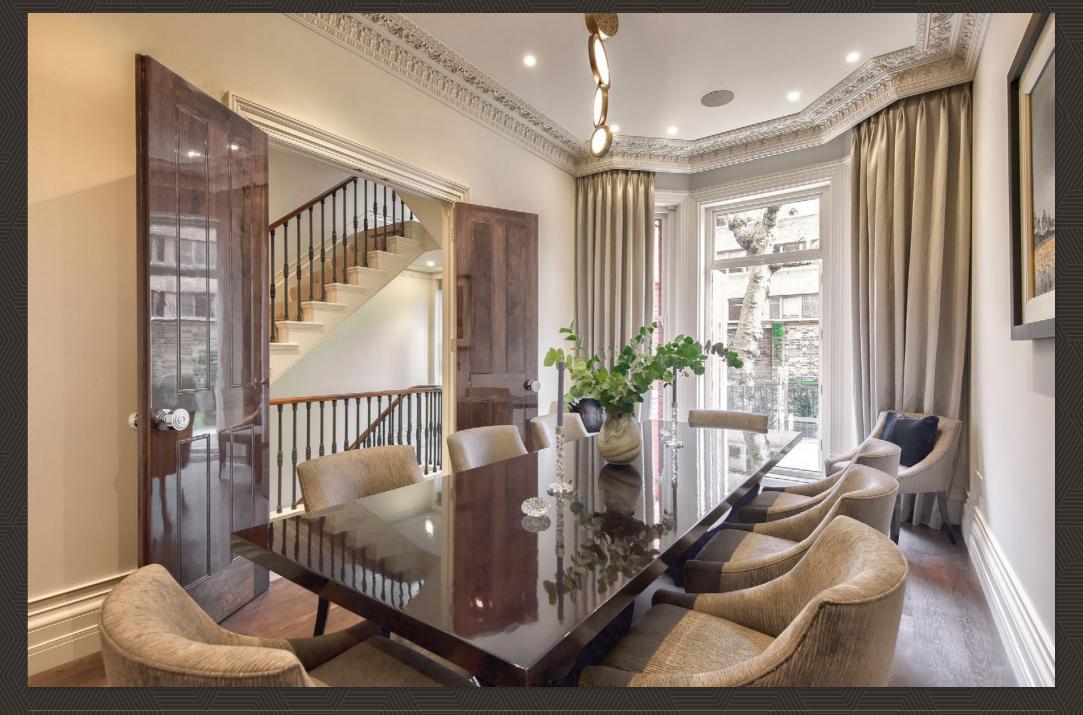




A rare opportunity to purchase the Sloane Gardens house on the sought after Cadogan Estate, moments from Sloane Square







LOANE GARDENS

DANE/GARDENS/





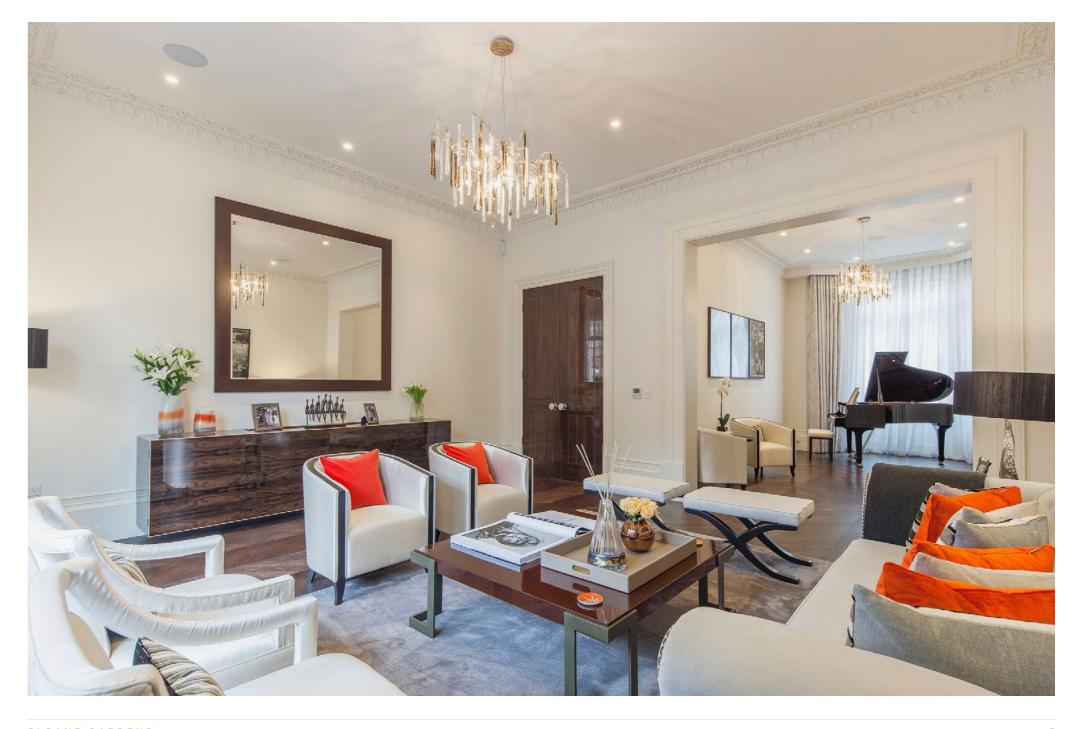
The house boasts impressive ceiling height and the well-designed layout ensures this house is suited to the demands of contemporary living.

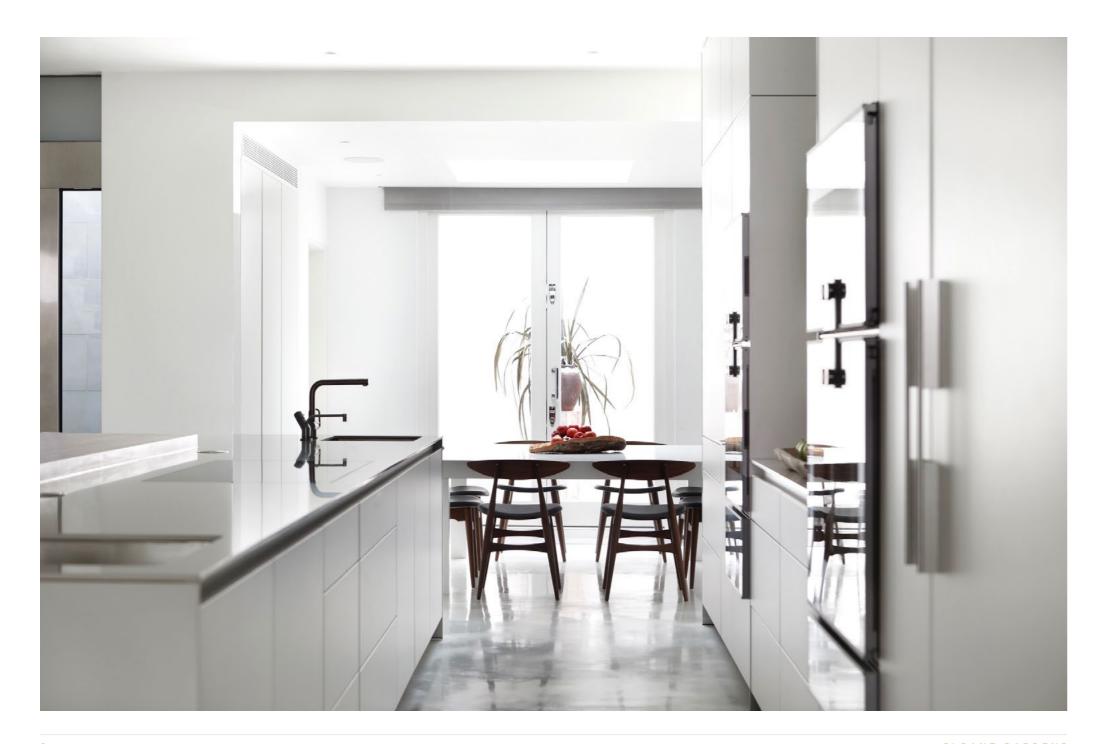
The house comprises a principal bedroom suite with bespoke dressing room and four further bedrooms and there en-suite bathrooms. The magnificent first floor drawing room, with its adjoining music room is perfect for entertaining, with a wonderful sense of volume and ceiling heights over 3.5 metres.

The ground floor has interconnecting doors between a study and dining room, with French doors leading out to the patio. The property also benefits from direct access to the communal gardens at the rear of the property, accessed from the ground floor patio. The lower ground floor is given entirely to a particularly light and spacious kitchen and family room.

With a swimming pool, steam room, gym and cinema, and a glass lift running from the sub basement to the second floor this house makes for a wonderful family home and the impressive proportions throughout allow for perfect entertaining and living space.











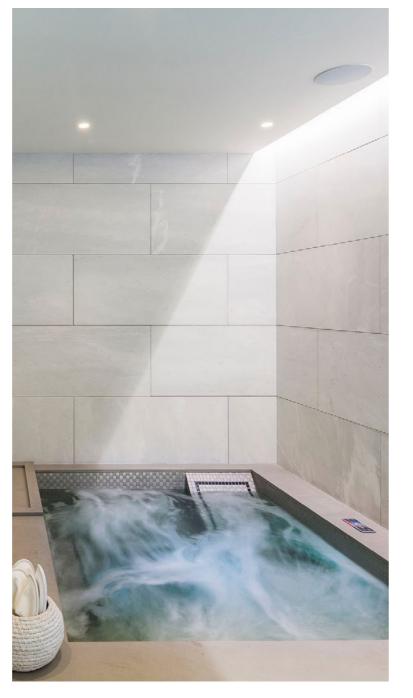


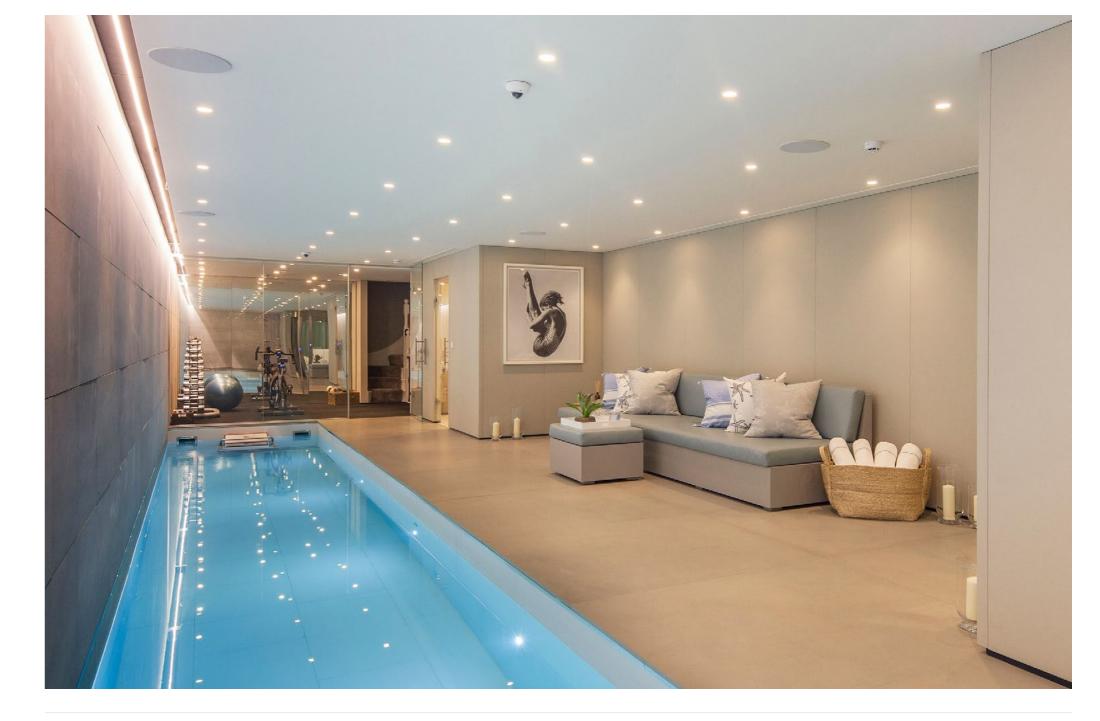






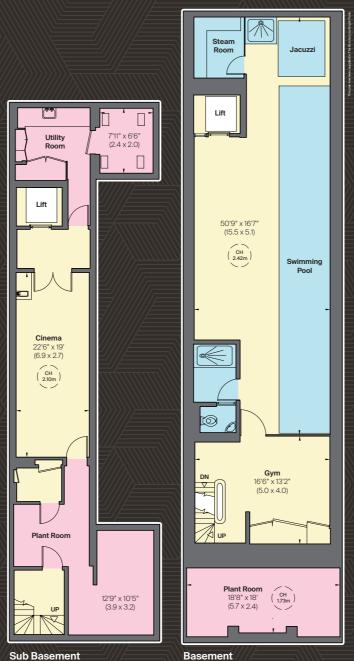






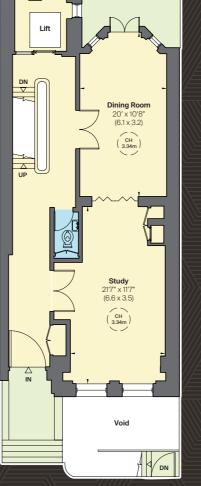








Lower Ground Floor



Upper Ground Floor



Music Room

Drawing Room 42'6" x 18'9" (13.0 x 5.7)

First Floor

7'2" x 6'8" (2.2 x 2.0)

Approximate Gross

6,396 sq ft / 594 sq m including vaults and under 1.5m

6,026 sq ft / 560 sq m excluding vaults and under 1.5m

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.

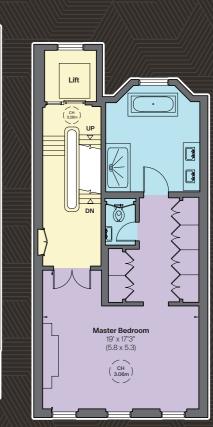
Internal Area

Tenure Freehold

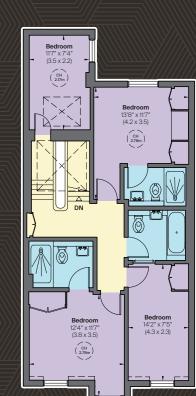
**Guide Price** £17,950,000

Local Authority City of Westminster

Council Tax Band H







Third Floor



Knight Frank
Belgravia & Westminster

47 Lower Sloane Street

London SW1W OLS

knightfrank.co.uk

**Bertie Hare** 

07769 870 094

bertie.hare@knightfrank.com

## Your partners in property



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated March 2024. Photographs dated November 2017.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP. Is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN.

We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. 03/20/24 KF-240311-05-GG