



Cadogan Gardens
SLOANE SQUARE SW3





AN OUTSTANDING TOP FLOOR
(WITH LIFT) APARTMENT,
WITH SUPERB VIEWS AND
STUNNING NATURAL LIGHT,
WHICH PROVIDES A BEST IN
CLASS LAYOUT TO ALLOW FOR
LATERAL LIVING IN AN IDEAL
LOCATION.

The flat is entered into a hallway where to the right, there is a fabulous south-facing double reception room. Two sets of French doors leading out onto a balcony and a large bay window pull natural light most pleasingly into this wonderful space. There is a good drawing room, with stunning views, which is the perfect place in which to relax or entertain. Originally separated, the two reception rooms have been opened up to create an open plan space which flows brilliantly. There is a large dining room and the current owners have improved the layout to create an adjacent kitchen of Baltaup design, offering built-in appliances, a good island unit and plenty of storage. Pocket doors mean that the kitchen can remain open-plan to the reception space, or be closed off.

Centrally, there is a 3rd bedroom with good views over the rooftops to the west. This room also offers built-in storage and is supported by a shower room which has a jack-and-jill door meaning that it doubles as the guest cloakroom. Peacefully located towards the rear, there are two further double bedrooms. Bedroom 2 is of a very good size, with built-in storage and an en-suite bathroom. Of note is the spectacular view at the rear, looking down Clabon Mews and benefitting from the evening light. The principal bedroom is of excellent size, again with rooftop views, plenty of built-in storage, an en-suite bathroom with separate loo, and a large dressing room which can also be used as an office. This is a peaceful and secluded space.



Cadogan Gardens is a sought-after address close to Sloane Square. The owner of the apartment benefits from access to the gardens in Cadogan Square (through separate negotiation) and within easy reach are the world class shops, bars and restaurants of The Kings Road, Sloane Street and beyond. The building benefits from a caretaker and there is also a lockable storage room in the basement of circa 93 sq ft (3.18m x 2.82m) which is most useful.

- Excellent Lateral Layout
- Sought After Location
- Recently Modernised
- Lift
- Caretaker

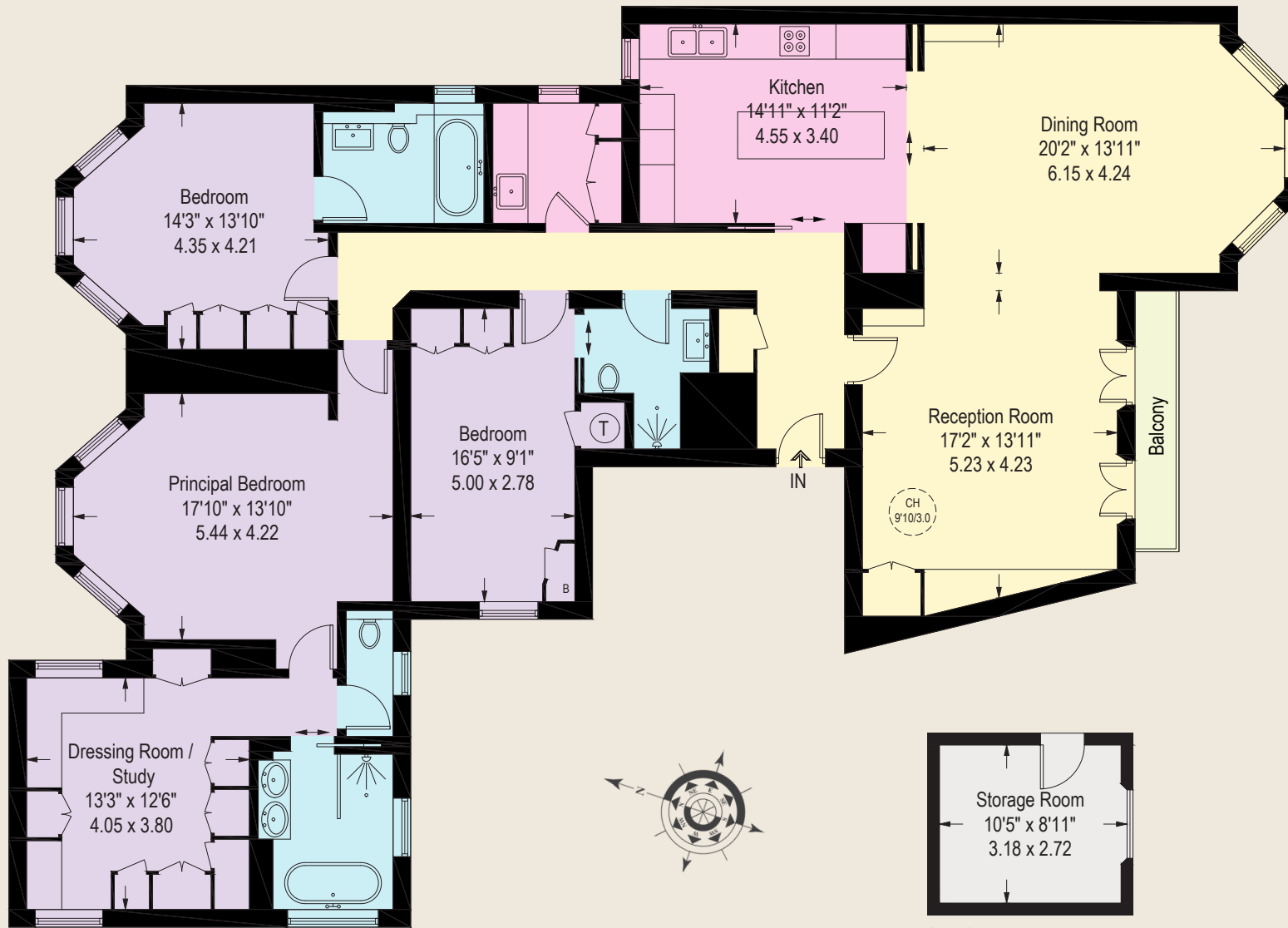






APPROXIMATE FLOOR AREA

194.8 sq m / 2,097 sq ft (Including Storage Room)



Fourth Floor

TERMS

Tenure Leasehold, 91 years remaining

Service Charge Approx £14,400 per annum

Ground Rent Peppercorn

EPC D

Council Tax Band H

Local Authority The Royal Borough of Kensington and Chelsea

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(Not Shown In Actual
Location / Orientation)