

The background of the entire image is a dense, repeating pattern of stylized flowers and leaves. The flowers are large and have many petals, with prominent, dark centers. The leaves are long and narrow, with pointed tips. The entire pattern is rendered in a monochromatic teal or blue-green color, giving it a subtle, textured appearance.

# CADOGAN SQUARE

KNIGHTSBRIDGE SW1X





An outstanding newly developed 3-bedroom penthouse apartment with air conditioning, offering outstanding views over London and the highest standard of living, on a landmark Knightsbridge garden square.

Entered on the 5th floor (with lift), the apartment is entered into a wide hallway which provides access to principal rooms. Turning right and accessed through elegant double doors, there is a stunning open plan reception room and kitchen of over 28 ft in width. A large window offers far-reaching views over the rooftops and brings in excellent afternoon light. To the right is a reception area, with a central dining table and to the left, is a bespoke kitchen with fully fitted appliances and a conveniently positioned pantry. This is a fantastic and most versatile space in which to relax or entertain.

With views over Cadogan Square and gardens, there is a principal bedroom with built-in storage and an en-suite shower room. Adjacent is a second double bedroom which is supported by a separate shower room, adjacent to which there is also a conveniently located guest cloakroom. On the 6th floor, there is a further bedroom with en-suite shower room, which could also be used as a home office or media room.





Cadogan Square is arguably the most sought-after communal garden square in Knightsbridge. Built between 1877 and 1888, the square offers beautiful red brick architecture and is the heart of the Cadogan Estate. Centred on the square is an elegant garden offering ornamental planting, sweeping lawns and a tennis court. The gardens have remained relatively unchanged since being first laid out in 1886 and are for the exclusive use of the residents. Within easy reach are the world-class shops, bars, schools and restaurants to be found on Sloane Street, the Kings Road, the Old Brompton Road and the Fulham Road. Sloane Square station is 0.3 miles away, Knightsbridge Station is 0.6 miles away and South Kensington Station is 0.7 miles away.

- Meticulously Refurbished
- Wonderful Views
- Prime Location
- 3 bedrooms
- Long Lease
- Air Conditioning
- Caretaker

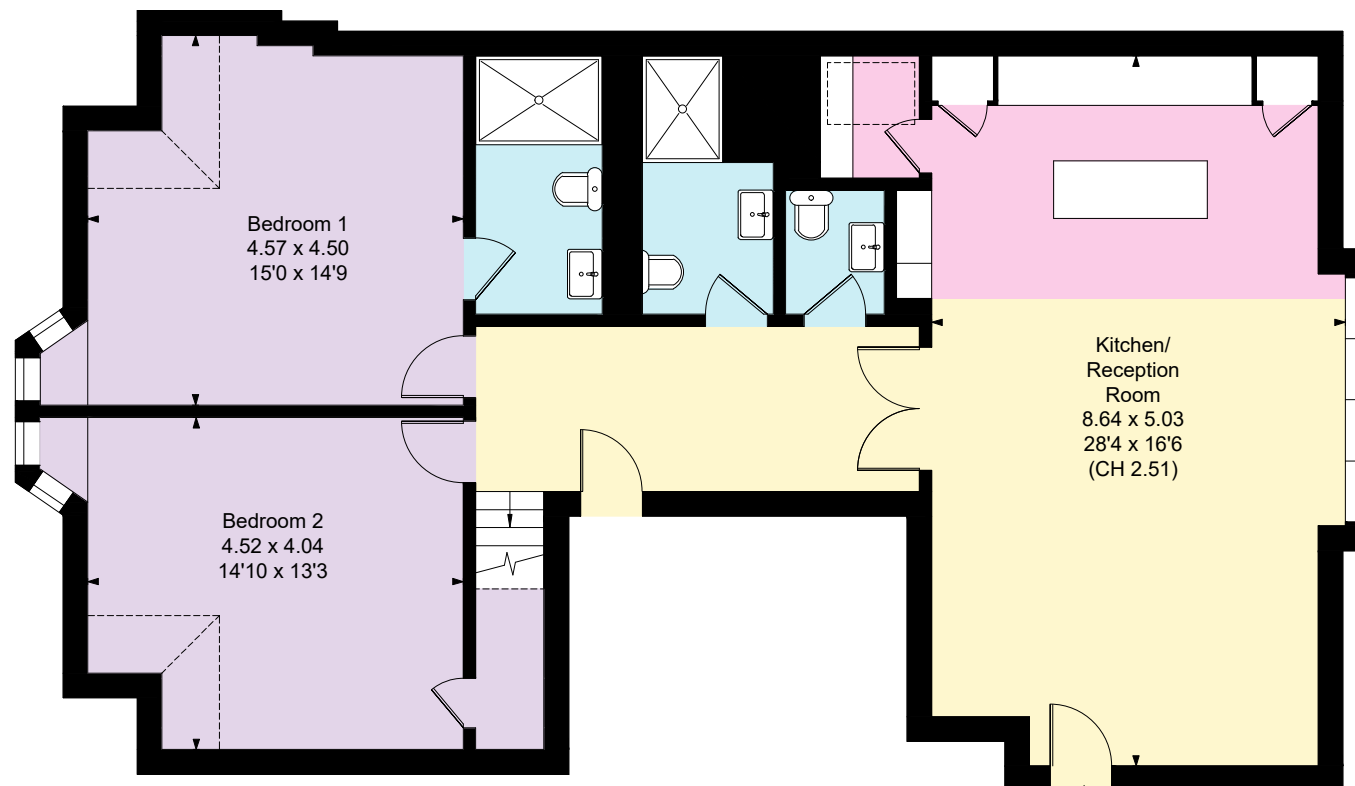




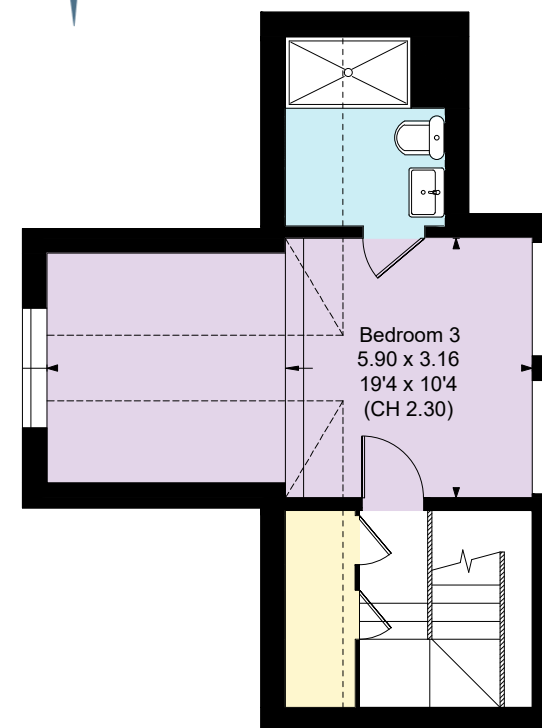


## APPROXIMATE FLOOR AREA

142.48 sq m / 1,534 sq ft



FIFTH FLOOR



SIXTH FLOOR

## ASKING PRICE

£3,800,000

## TENURE

Leasehold; approx 178 years remaining

## SERVICE CHARGE

Approx £9,345.25 per annum including contribution to reserve fund

## GROUND RENT

Peppercorn

## EPC

D

## COUNCIL TAX BAND

H

## LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

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