



CADOGAN SQUARE

KNIGHTSBRIDGE SW1





A wonderful three-bedroom family apartment, arranged over two floors and offering a glorious tree-lined west-facing vista from the reception room towards the beautiful Gardens of Cadogan Square.

Extending to an impressive 2,706 sq ft of well-proportioned entertaining and living space, with 4m high ceilings across the ground floor level, the property incorporates a welcoming entrance and hallway leading on to a magnificent reception room with glorious views to the garden square. A large family kitchen with breakfast area and separate dining area is located off the hallway towards the rear of the property, whilst the principal bedroom suite offers access to a separate dressing room with a full range of fitted wardrobes, an additional study with storage space, and a large four-piece bathroom suite.

This grand apartment offers a range of flexible living arrangements with the lower ground floor level offering two bedrooms, each with access to a private patio, and with en-suite bathrooms, whilst there is a further bedroom/study and guest cloakroom off the hallway.





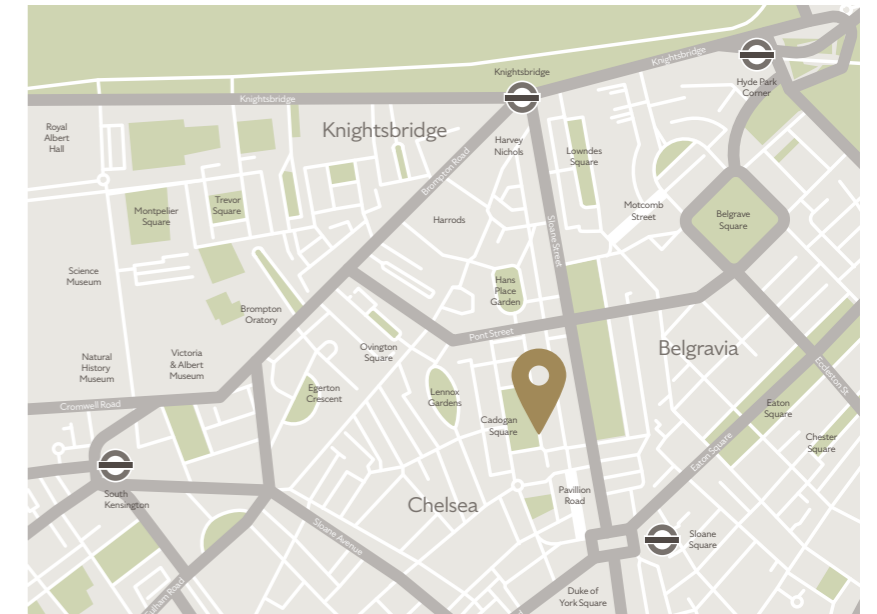
ACCOMMODATION & AMENITIES

The building benefits from a resident caretaker and is ideally located between Chelsea and Knightsbridge. Nestled in the southwest corner of one of the area's prime garden squares, this wonderful home is ideally located for the world-class shopping, restaurants, and boutiques within proximity to Pavilion Road, Sloane Street & Square, and Kings Road.

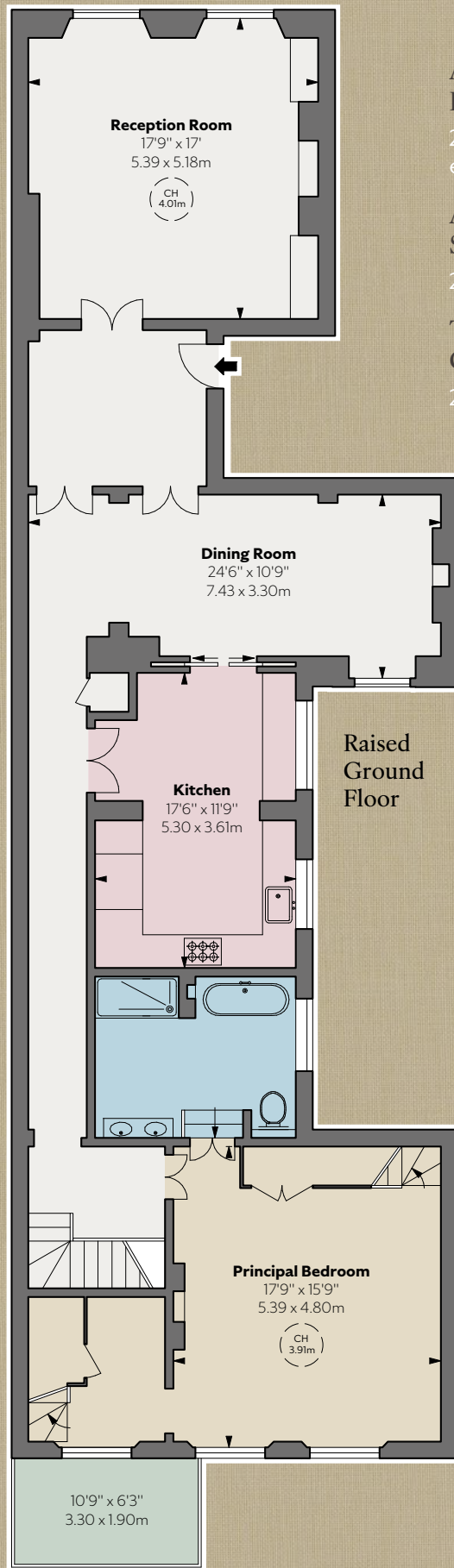
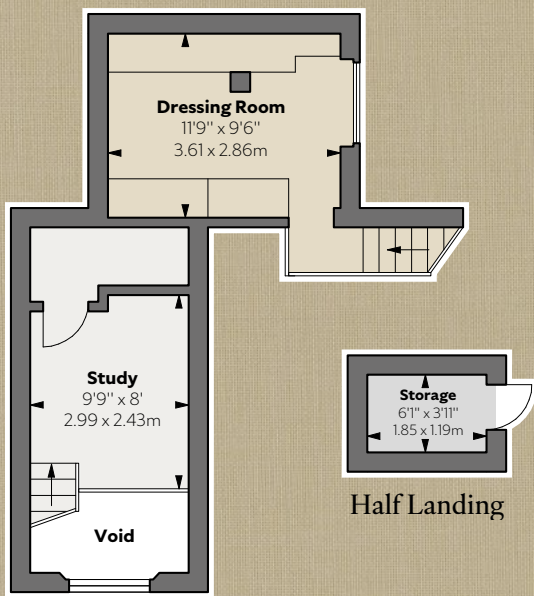
- Wonderful three-bedroom apartment
- West-facing aspect toward Cadogan Square
- 4m High ceilings across the ground floor
- Principal bedroom suite with separate dressing room and study
- Large kitchen and breakfast room with separate dining room
- Flexible accommodation with further bedroom/study
- Private patio
- Resident caretaker
- Easy access to the restaurants and boutiques on Pavilion Road, Sloane Street & Square, and King's Road

TERMS

Guide Price: £4,750,000
Tenure: Leasehold 87 years expiring 15/03/2113
Ground Rent: Peppercorn
Service Charge: Approximately £13,680 per annum
Local Authority: Royal Borough of Kensington and Chelsea
Council Tax: Band H
EPC : Rating C



Mezzanine



Approximate Gross Internal Area
2,706 sq ft / 251.39 sq m
excluding storage

Approximate Gross Storage Area
24 sq ft / 2.23 sq m

Total Approximate Gross Storage Area
2,730 sq ft / 253.62 sq m

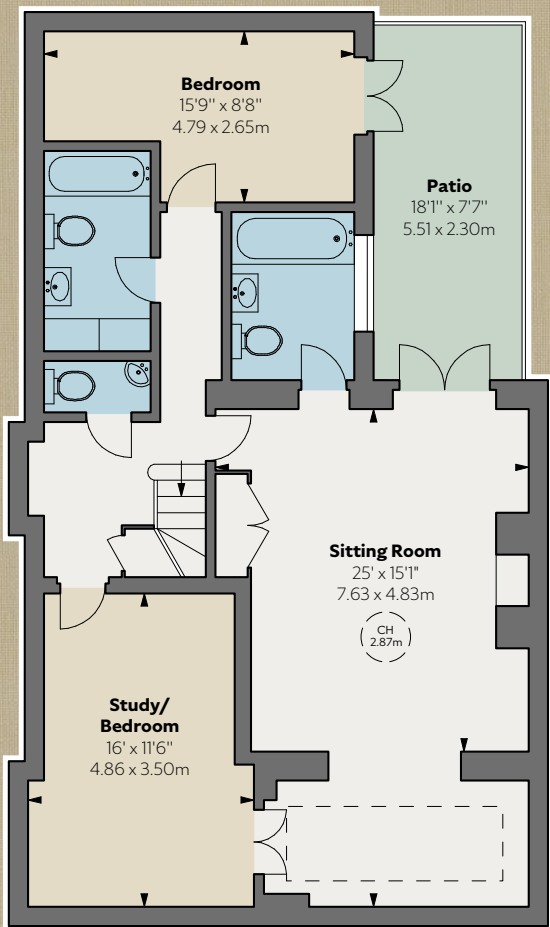
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Lower Ground Floor



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