



CHATTERTON | REES



62a Cadogan Square, London, SW1X 0EA
£1,250,000





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- Share of Freehold
- 971 Square Feet
- Caretaker
- Own Private Entrance
- Access to Private Gardens with Tennis Courts
- 2 Bedrooms, 2 Bathrooms

A wonderful opportunity to purchase a two bedroom garden flat on the desirable Cadogan Square. The property features 2 bedrooms, 2 bathrooms, modern kitchen and a generously sized open plan dining and reception area. The apartment further benefits from it's own private entrance, access to the garden square, a building caretaker and is share of freehold.

Cadogan Square is often described as one of the most sought after addresses in Knightsbridge. The combination of red brick Victorian architecture, access to immaculate communal gardens and being located moments away from Sloane Street, Sloane Square, Pavilion Road, Motcomb Street and Harrods provides its residents access to some of the finest boutiques, cafes and restaurants that London has to offer.







Floor Plans

Cadogan Square, SW1

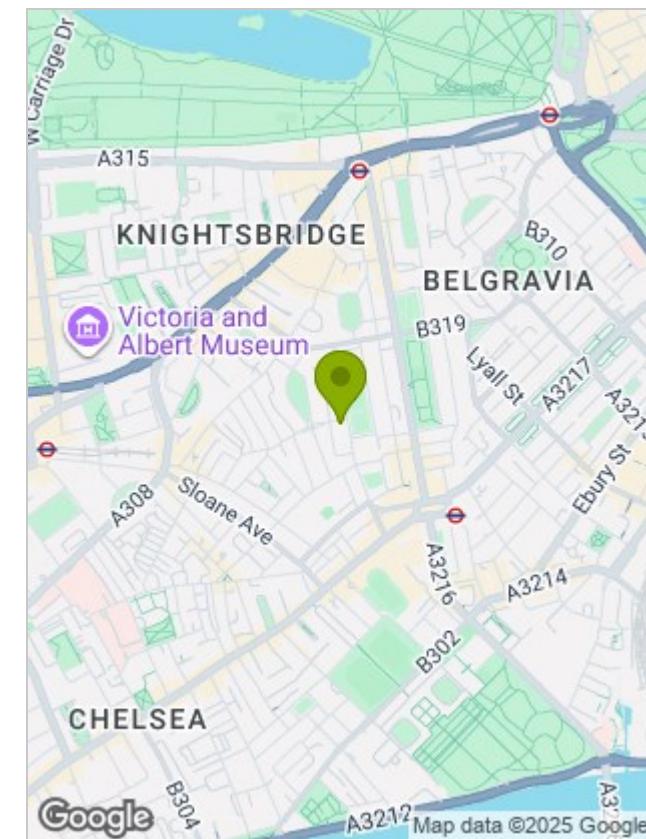
Approx. Gross Internal Area = 87.5 sq m / 942 sq ft
Storage on Raised Ground Floor = 2.7 sq m / 29 sq ft
Total = 90.2 sq m / 971 sq ft

Garden Level

Raised Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Location Map



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Performance Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		