

FLAT 1

31 CADOGAN PLACE

BELGRAVIA SW1X 9RX


CGI FURNITURE ADDED

A VERY SPECIAL FAMILY APARTMENT SPANNING THE WHOLE OF THE GROUND AND LOWER GROUND FLOORS OF A HANDSOME GRADE II LISTED GEORGIAN BUILDING





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This charming maisonette is located at the northern end of the south terrace and facing west over the gardens of Cadogan Place. It is further enhanced by having its own private patio/garden at the rear. This is arguably one of the finest addresses in the area. It sits at the border of Knightsbridge and Belgravia and is equidistant from the two retail and transport links of the former and Sloane Square.

Access and use of Cadogan Place South Gardens (subject to terms and conditions, fees apply).



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ACCOMMODATION

- Principal bedroom suite with bathroom
- Two further bedrooms with en-suite shower rooms
- Interconnecting drawing and dining rooms
- Family kitchen/breakfast room
- Entrance hall
- Cloakroom
- Utility room
- Terrace
- Private patio/garden
- Access to Cadogan Place gardens













CADOGAN PLACE SOUTH GARDENS

TERMS

Guide Price: £3,500,000

Tenure: Leasehold 125 years

Service Charge: 33.34% of outgoings. £12,309 for year ending 31/12/2027

Ground Rent: Peppercorn

Local Authority: Kensington & Chelsea

Council Tax: Band H

EPC: Rating C

GARDENS

The owner can apply to use the Cadogan Place South Garden. The 2026 charges are as follows

Registration Fee: £250

Annual Subscription: £525

Key Charge: £50

APPROXIMATE GROSS INTERNAL AREA

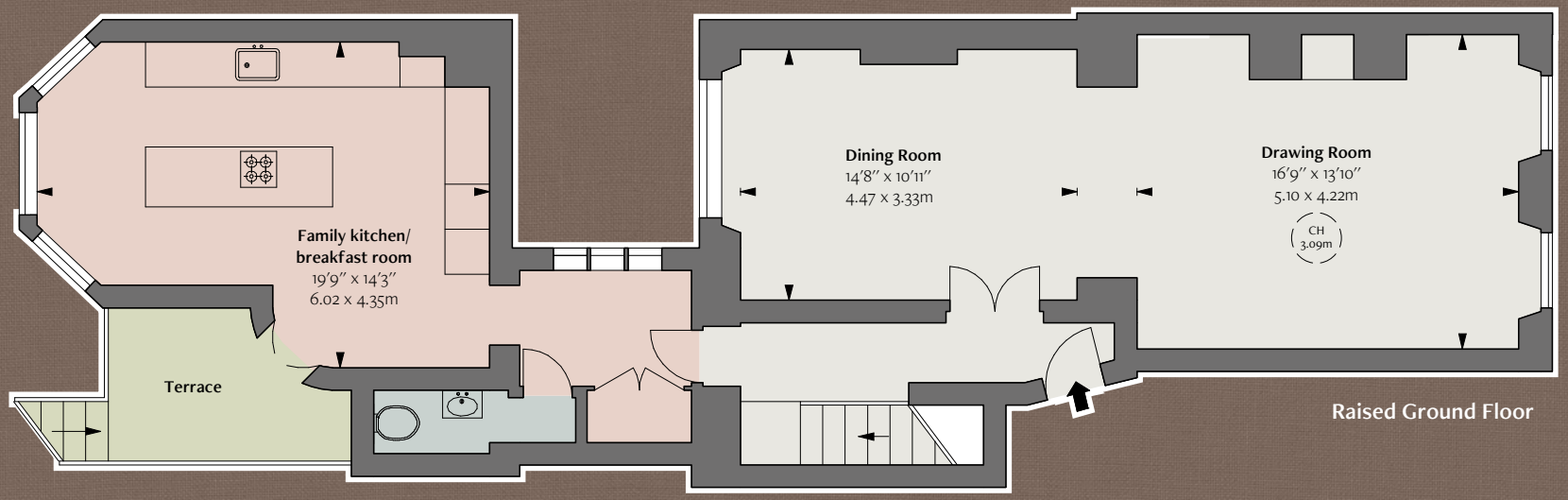
1,931 sq ft / 179.41 sq m

CH: Ceiling height

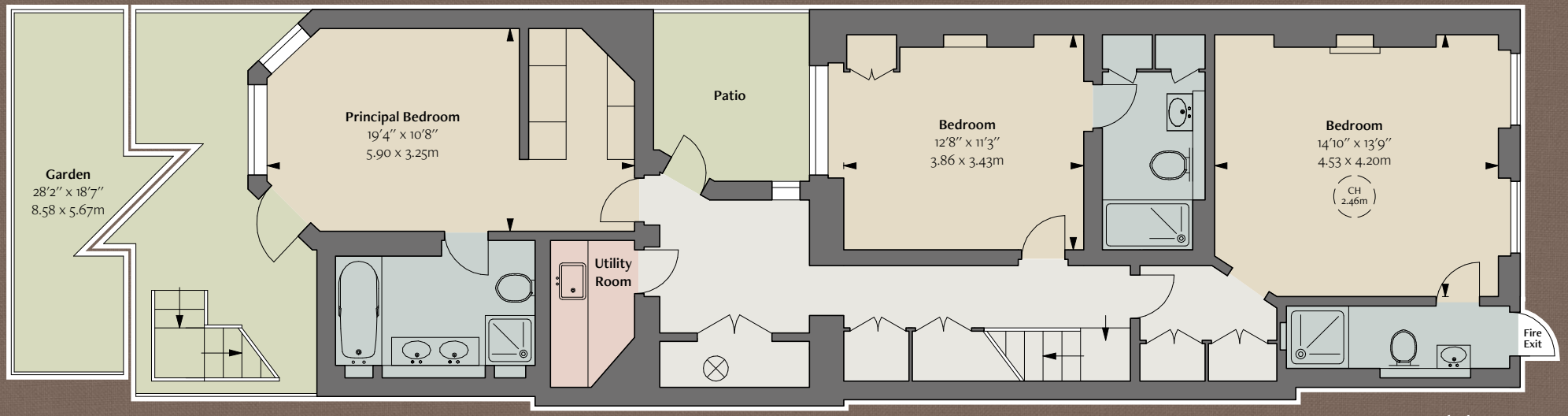
Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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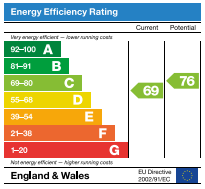




Raised Ground Floor



Lower Ground Floor



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