

CADOGAN LANE

BELGRAVIA SW1







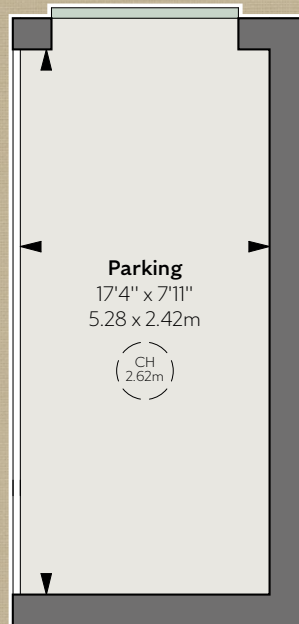
THE PROPERTY

Unique, a first-floor “pied-à-terre” situated in a 1970s-built building with only another flat above and with an integral garage space on the ground floor. The building is located at the very southern end of Cadogan Lane, at the junction between Cadogan Place and D’Oyley Street. It is positioned on the Belgravia/Knightsbridge border and is perfectly situated on both borders to enjoy all the world-class culinary and retail outlets that thrive in the area.

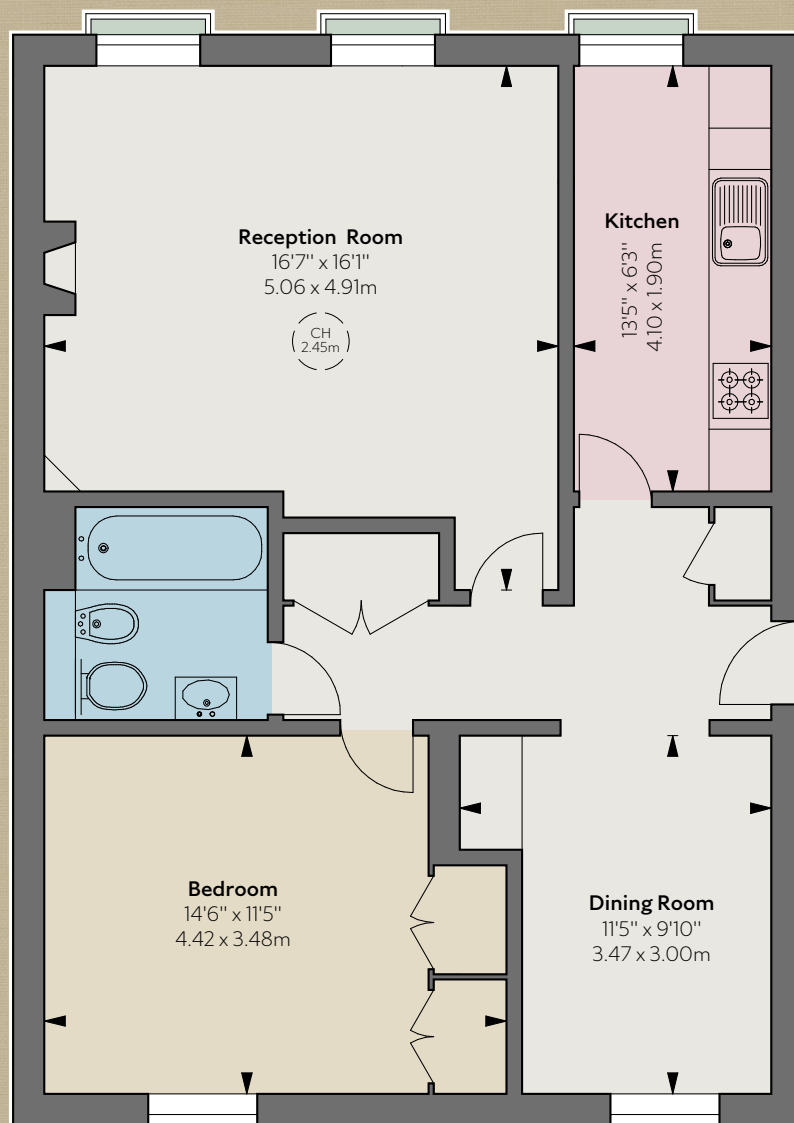


ACCOMMODATION

- Bedroom
- Bathroom
- Kitchen
- Dining room/
bedroom two
- Reception room
- Entrance hall
- Secure car parking space



Ground Floor



First Floor

TERMS

Guide Price: £1,400,000

Tenure: Leasehold 60 years
expires 27/03/2086

Service Charge:
50% of total outgoings

Ground Rent: £50 per annum

Local Authority: Royal Borough of
Kensington and Chelsea

Council Tax: Band G

EPC: Rating D

Approximate Gross Internal Area

745 sq ft / 69.30 sq m
excluding garage

Approximate Garage Area

135 sq ft / 12.63 sq m

Total Approximate Gross Internal Area

881 sq ft / 81.93 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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