

CADOGAN GARDENS

CHELSEA SW3





A beautifully presented, south-facing, third floor (lift) balcony flat with a lovely outlook, offering well-arranged accommodation over 1,950 sq ft. 87 Cadogan Gardens is a well-managed mansion block close to Sloane Square, Sloane Street, the ever vibrant King's Road and the recently developed Pavilion Road with its hub of independent shops, boutiques and cafés.



- Three double bedrooms
- Three bathrooms (two en-suite)
- 36' Interconnecting drawing room and sitting / dining Room
- Kitchen / breakfast room
- Two balconies
- Independent heating and hot water
- Lift
- Resident caretaker
- Access to Cadogan Square gardens (Tennis Court by arrangement)
- Use of lock-up storeroom
- EPC: C

GUIDE PRICE

£5,500,000

TENURE

Lease 94 years

SERVICE CHARGE

£15,582.84 plus garden fee of £135 per annum (External redecorations of 85/87 Cadogan Gardens completed 2020)

LOCAL AUTHORITY

The Royal Borough of Kensington & Chelsea

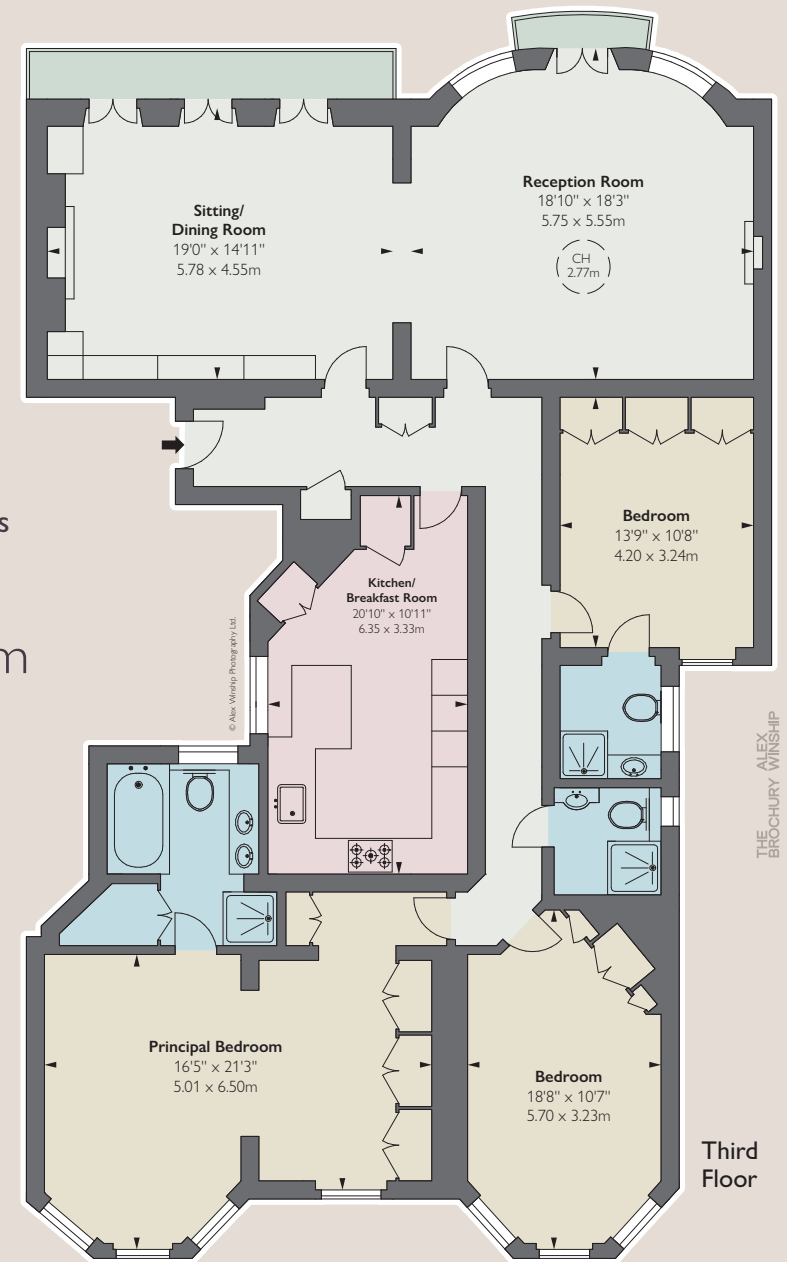




Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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APPROXIMATE GROSS INTERNAL AREA
 1,951 sq ft
 181.36 sq m



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 020 7306 1610

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2 Cale Street, London SW3 3QU
 020 7399 5010

jll.co.uk/primecollection

