



# Cadogan Square

KNIGHTSBRIDGE SW1X 0HT



A very special two bedroomed flat situated on the eastern terrace facing west over the square gardens

It has seven windows at the front across two buildings together with a French window onto a balcony which is rare at second floor level.

Cadogan Square is one of Knightsbridge's "prime" locations and is located just to the west of Sloane Street and near to Sloane Square.





Approximate Gross  
Internal Area  
1,443 sq ft  
134.05 sq m



### Second Floor

#### Accommodation

- Two double bedrooms
- Bathroom en suite
- Shower room / cloakroom
- Entrance hall
- Kitchen
- Double reception room
- Balcony
- Communal heating and hot water
- Lift
- Caretaker
- Access to Square Gardens (by separate arrangement)

Price £3,950,000

Tenure A new lease of 125 years

Service Charge 7.6% of outgoings per annum, £8,499 for the current financial year ending 31/12/22

Ground Rent Peppercorn

Local Authority Royal Borough of Kensington and Chelsea

EPC Rating D

Council Tax Band H