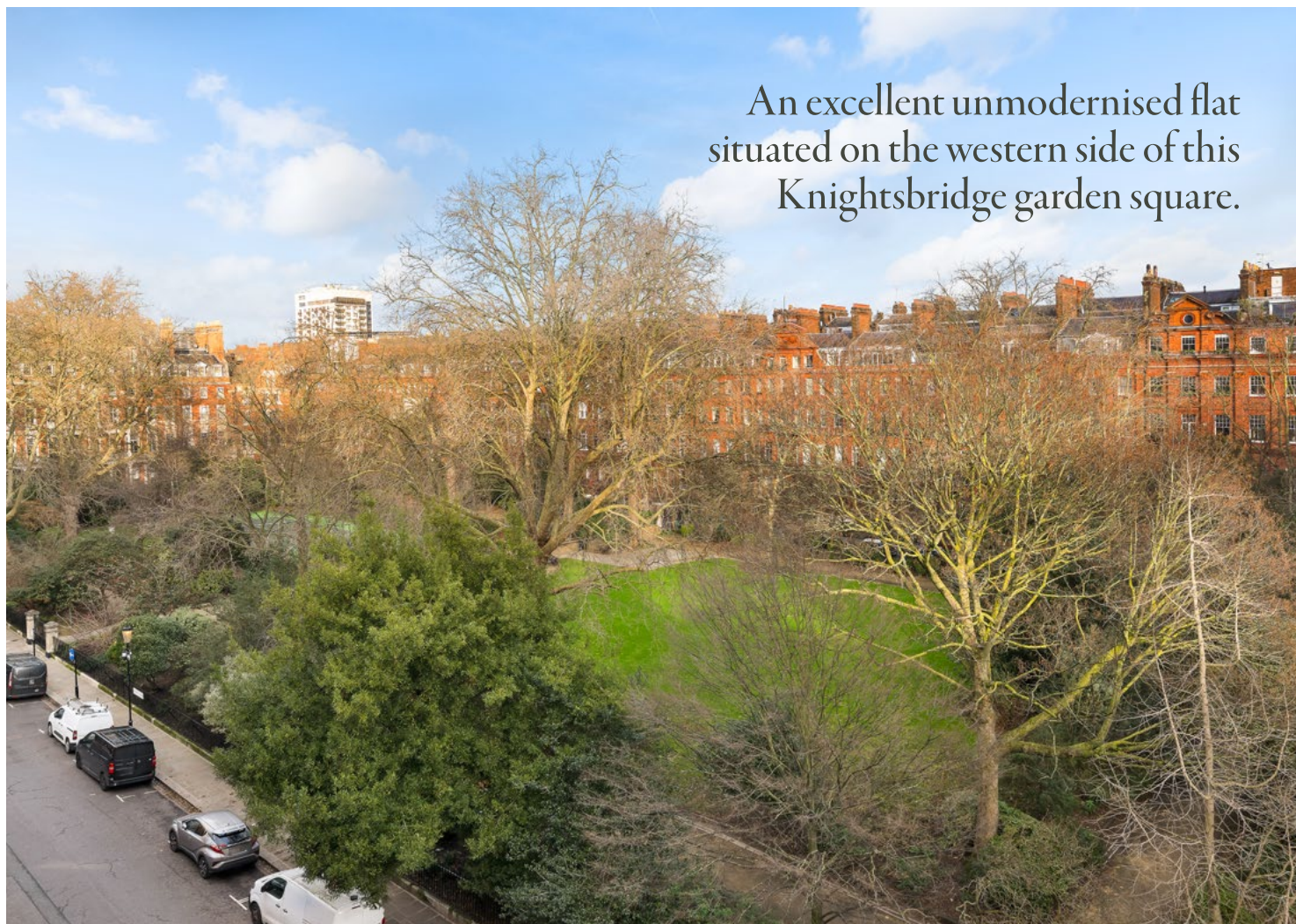




FLAT 10

70-72 CADOGAN SQUARE

KNIGHTSBRIDGE SW1X 0EA



An excellent unmodernised flat situated on the western side of this Knightsbridge garden square.

DESCRIPTION

Located on the fourth floor (with lift) of this Grade II Listed building, this flat provides potential for refurbishment, reconfiguring and redesign, subject to receipt of the usual consents.

It has a small west-facing terrace, currently accessed via the second bedroom. There is a caretaker in the building.

LOCATION

Cadogan Square is located in the heart of Knightsbridge, west of Sloane Street, north of Sloane Square and east of Lennox Gardens. As such, it is considered to be one of the prime garden squares in central London.

It is well-located for a range of amenities, including the 350 acres (160 hectares) of Hyde Park, one of eight Royal Parks in the capital.

ACCOMMODATION

- Two bedrooms
- Bathroom
- Kitchen
- Reception room
- Guest WC
- Entrance hall
- Terrace
- Lift
- Access to Square Gardens by separate arrangement



APPROXIMATE GROSS
INTERNAL AREA
1,350 SQFT / 121.23 SQM

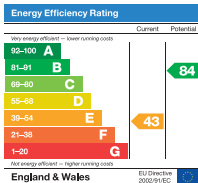
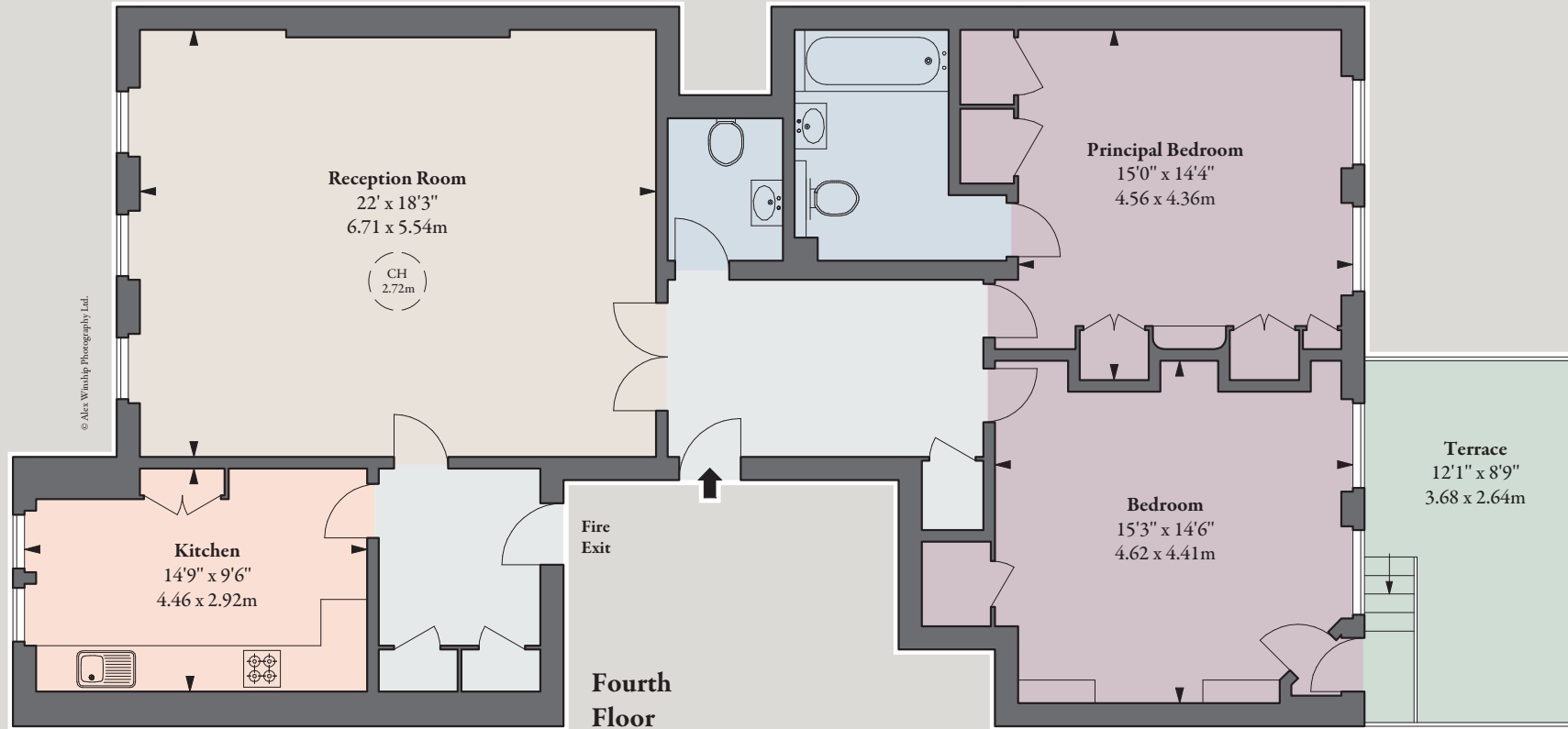
TERMS

Guide Price: £2,550,000
Tenure: Leasehold, a new 125 year lease will be issued upon completion

Ground Rent: A peppercorn
Council Tax: Band G

Service Charge: This flat bears 6.5% towards the running cost of the building, which is currently estimated to be £8,088.73 for the current financial year 2023/2024

Local Authority:
The Royal Borough of Kensington & Chelsea



THE BROCHURE
ALEX
WINSHIP

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JLL
JLL Knightsbridge
 knightsbridge@eu.jll.com | 020 7306 1600
JLL Chelsea
 chelsea@eu.jll.com | 020 7399 5010
 jll.co.uk/residential

Savills Knightsbridge
 knightsbridge_sales@savills.com
 020 7581 5234
 Savills Sloane Street
 sloanestreet@savills.com
 020 7730 0822
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