

Cadogan Gardens

CHELSEA SW3 2RA



CGI FURNITURE ADDED

A delightful apartment positioned in this handsome, redbrick building close to Peter Jones and Sloane Square.



The property is presented in good order and is arranged over the raised ground and lower ground floor levels, and the convenience of a resident caretaker on site.

The living accommodation is arranged on the raised ground floor level, and has an inviting hallway, leading through to a magnificent reception room; complete with a detailed ceiling and a charming private rear terrace with stairs down to the patio garden, there is also a fully functional separate kitchen.

On the lower ground floor level, you have two generously proportioned bedrooms, with the principal suite, of significant size, complete with en-suite bathroom, and a separate study area, which leads onto the charming private rear patio garden. There is a further family bathroom and an additional patio off bedroom two, as well as good storage throughout the property.

LOCATION

Cadogan Gardens is ideally located close to Sloane Square underground station and the Kings Road, with all the amenities it has to offer. Nearby Knightsbridge offers world-renowned shopping and restaurants. Access to communal gardens is available by separate arrangement.



ACCOMMODATION

- Entrance hall
- Reception room
- Kitchen
- Two double bedrooms
- Bathroom (en-suite)
- Family bathroom
- Resident caretaker
- Rear terrace
- Patio garden
- Communal gardens
- Two storage vaults



TERMS

Guide Price: £2,500,000

Tenure: Leasehold, expires 19/9/2132, therefore having approximately 108 years remaining

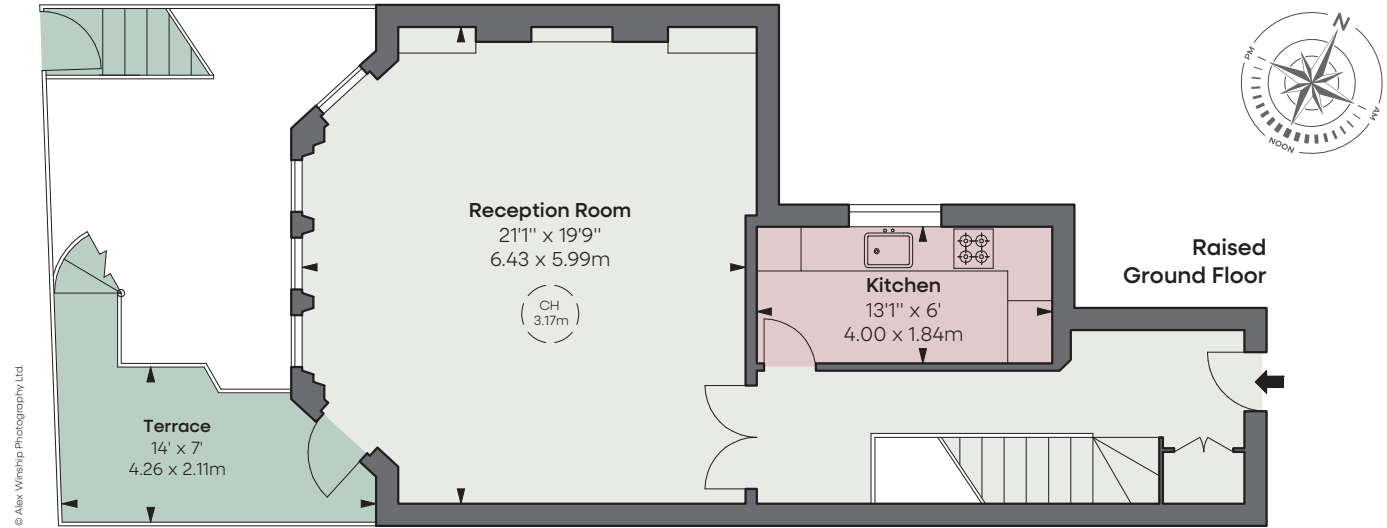
Service Charge: Approximately £17,000 per annum, including heating and hot water

Ground Rent: Peppercorn

Local Authority: Royal Borough of Kensington and Chelsea

Council Tax: Band H

EPC: Rating D



APPROXIMATE GROSS

INTERNAL AREA

1,459 sq ft / 135.63 sq m
excluding vaults

APPROXIMATE GROSS

STORE AREA

94 sq ft / 8.73 sq m

TOTAL APPROXIMATE

GROSS INTERNAL AREA

1,578 sq ft
146.60 sq m

