

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

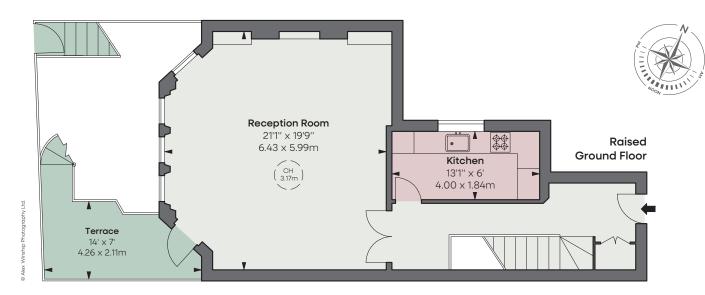
APPROXIMATE GROSS INTERNAL AREA

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





Lower Ground Floor



These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements or dimensions contained in these particulars. This floorplan is for guidance only and not for valuation purposes. 07/05/24 JLL-240503-02-MS

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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