



## AN IMMACULATELY PRESENTED ONE BEDROOM FLAT FEATURING HIGH CEILINGS AND BEAUTIFUL VIEWS OF THE GARDENS BELOW

CADOGAN SQUARE, LONDON SW1

**Guide Price £1,650,000, Leasehold**

- Spacious reception room with views and high ceilings
- Well-presented double bedroom
- Built in storage
- Dining area and small study space
- Excellent position in one of Knightsbridge's most sought-after locations

### Knightsbridge Flats

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### Description

This stunning top floor flat features a bright and spacious reception room with a dining area and small study space, offering views of the well-maintained gardens of Cadogan Square. Double doors from reception open to the flat's double bedroom.

The flat also benefits from a modern bathroom and well-appointed kitchen, as well as the use of a lift and access to the communal gardens below by separate negotiation

### Tenure

Leasehold (approximately 93 years remaining)

### Local Area

Cadogan Square is located in the heart of Knightsbridge and is considered to be one of the most prime garden squares in central London. The nearest underground stations are Knightsbridge (0.5 miles) and South Kensington (0.8 miles) \* and the square is brilliantly located for a large range of restaurants, shops and museums, both in South Kensington and the Brompton Road, as well as being just 0.4 miles from Waitrose in Belgravia

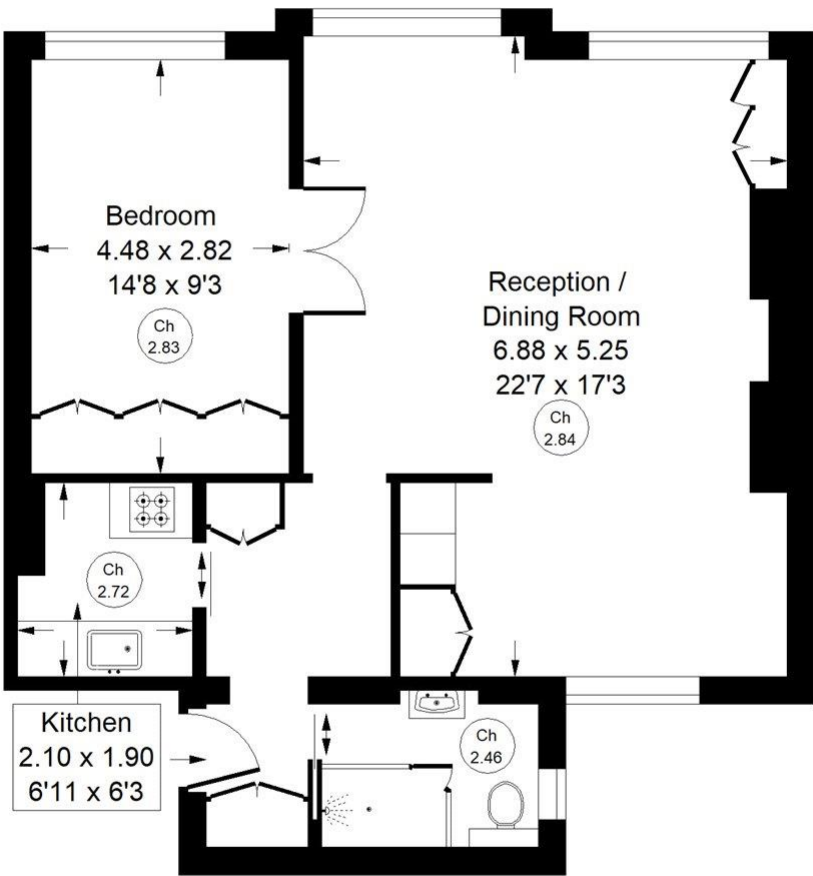
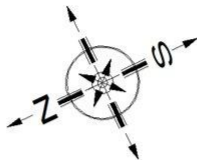
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FLOORPLANS

Gross internal area: 675 sq ft, 63 m²

Cadogan Square, SW1

Approx. Gross Internal Area  
62.7 sq m / 675 sq ft



Fifth Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		