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CADOGAN LANE

KNIGHTSBRIDGE SW1X



A period Mews house located close to Sloane Square with planning consent to extend

PLANNING CONSENT

Planning permission was granted on 3rd May 2021 by Royal Borough of Kensington & Chelsea to extend the property by excavating the basement, the construction of a new lower ground floor and the formation of a mansard extension, the replacement of fenestration and doors, alterations to front and rear elevations and associated works. Planning Reference Number: PP/21/02844.

PROPOSED ACCOMMODATION

- 3 Bedrooms
- 2 Bathrooms
- Shower room
- Reception Room
- Kitchen/Dining room
- 2 Cloakrooms/WC
- Utility Room





LOCATION

Cadogan Lane is a highly sought after street situated to the east of Cadogan Place. It is conveniently located for all the amenities of Sloane Square, Chelsea and Knightsbridge. Additionally the property is accessible to a good number of schools, restaurants and well known stores such as Harrods and Harvey Nichols.

Sloane Square Underground station (District and Circle lines) is located 0.2 miles to the south and Knightsbridge Underground station (Piccadilly line) is located 0.6 miles to the north of the property.

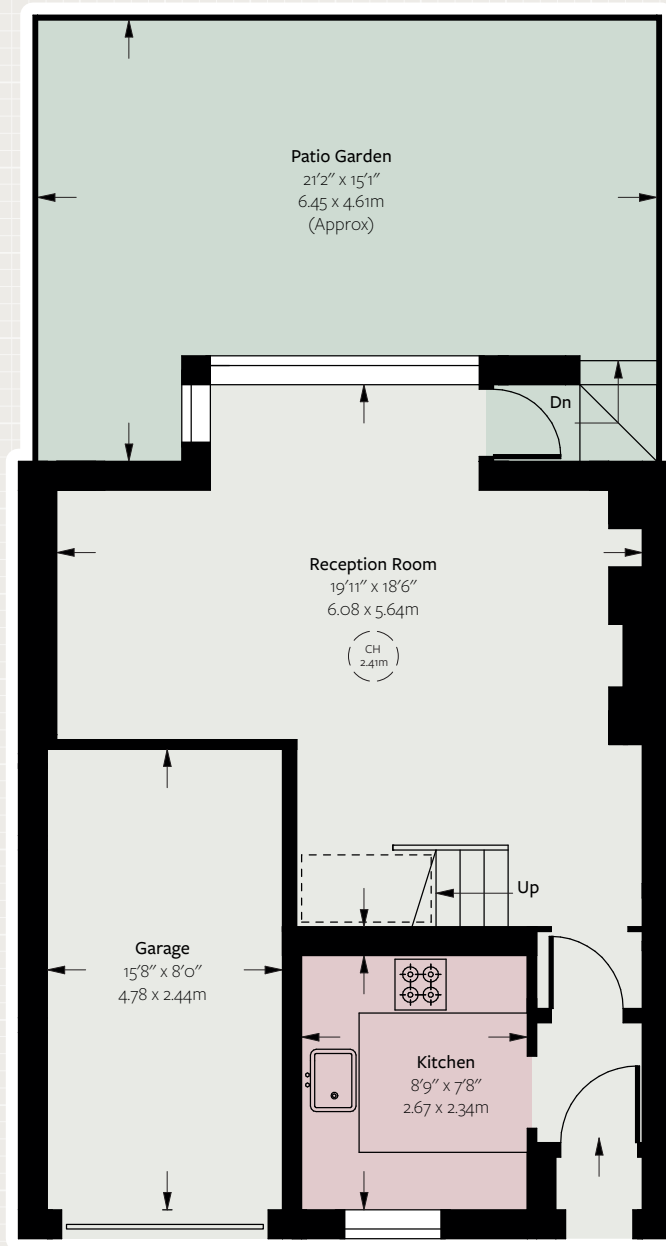


FREEHOLD

Guide Price: £2,750,000

Local Authority: The Royal Borough of Kensington & Chelsea

Existing layout

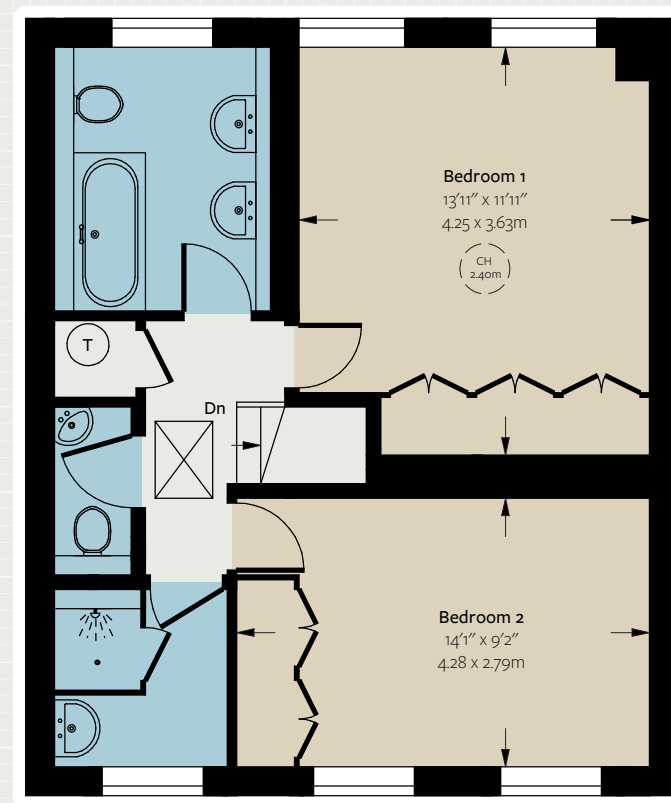
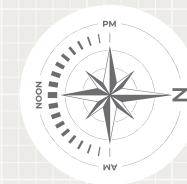


GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
HOUSE: 889 sq ft / 82.6 sq m

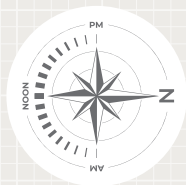
GARAGE: 133 sq ft / 12.4 sq m

TOTAL AREA
1,022 sq ft / 95 sq m



FIRST FLOOR

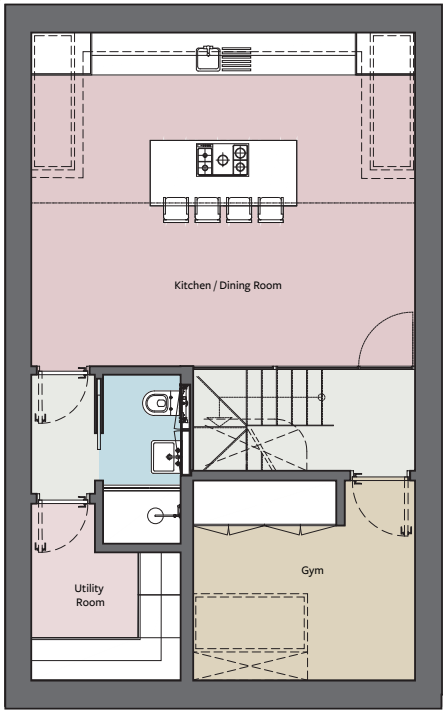
Consented layout



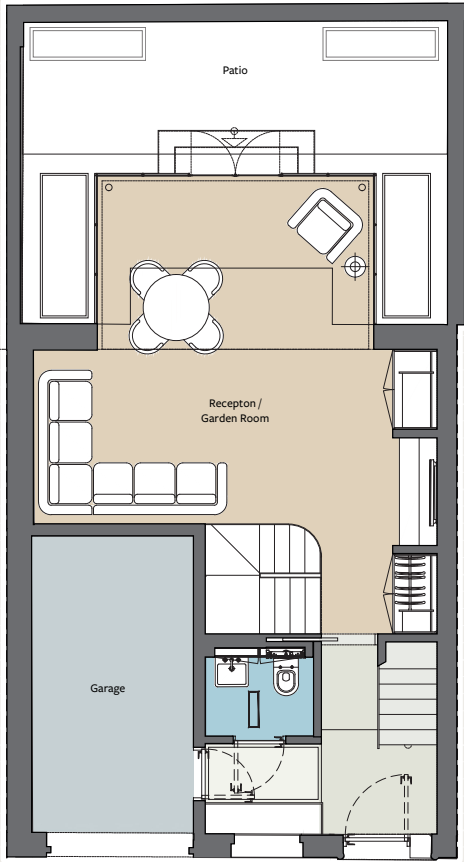
Floor	Existing Gross Internal Area		Proposed Gross Internal Area		Additional Gross Internal Area	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
Lower Ground Floor	NA	NA	626.4	58.2	626.4	58.2
Ground Floor	512.3	47.6	600.6	55.8	88.2	8.2
First Floor	491.9	45.7	490.8	45.6	0.1	1.1
Second Floor	NA	NA	423	39.3	423	39.3
Totals	1004.2	93.3	2140.9	198.9	1138.8	105.8

Areas are approximate and based on survey information provided by others. They are subject to rounding of numbers, detailed structural & services input, party wall study, planning and detailed design.

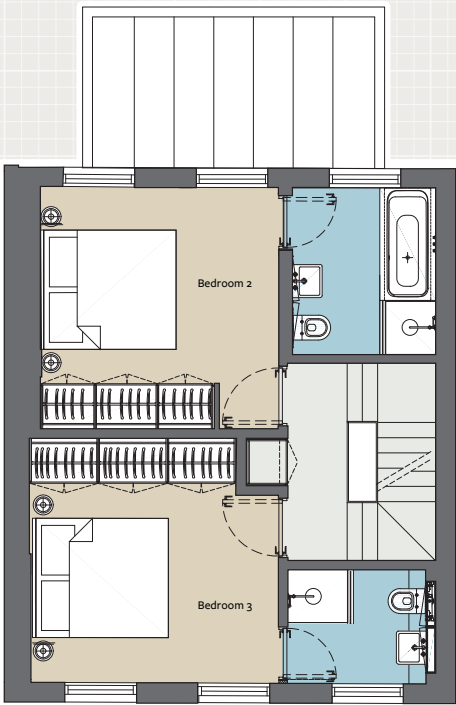
The consented plans, drawings and floor areas have been provided by Gary Kellett Architects, 23 Budleigh Crescent, Welling, DA16 1DX. Email: gk@garykellettarchitects.co.uk



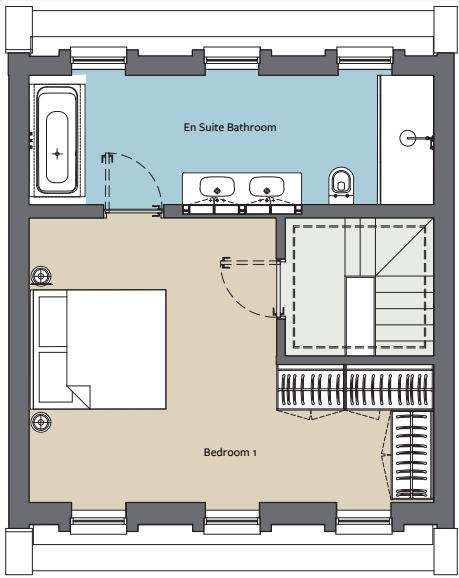
LOWER GROUND FLOOR



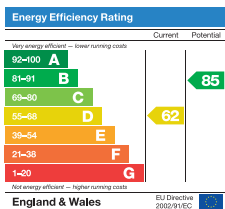
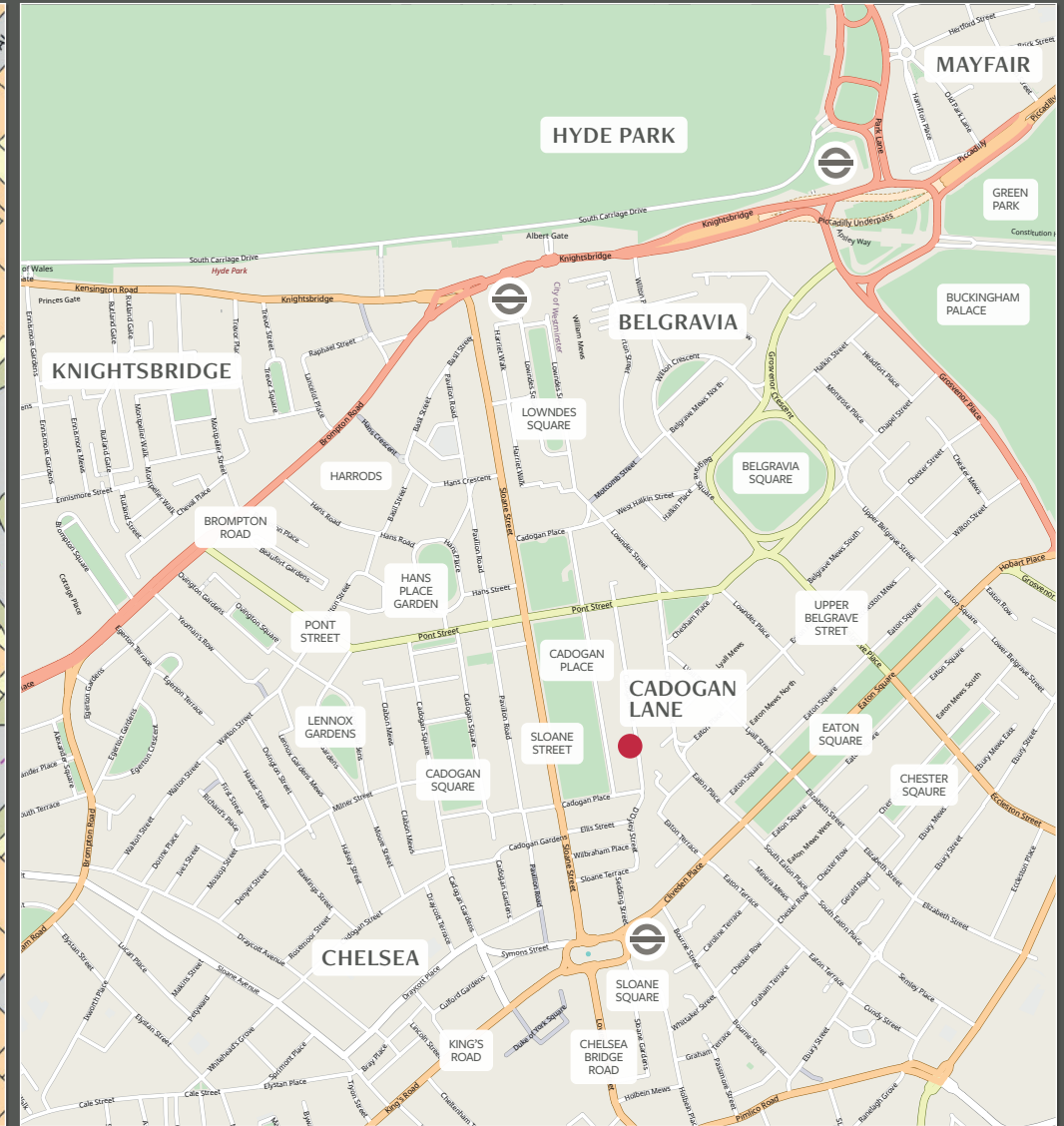
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Viewing: Strictly by appointment with Savills. Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 09/08/21 SAVILLS-210730-08GG NDK

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