

# Cadogan Square

KNIGHTSBRIDGE SW1







## An exceptional raised ground and lower ground floor flat situated in this Grade II listed period building having been interior designed to a high standard

This handsome Grade II listed red brick period building is located on the favoured western side of the square, which enjoys direct views of the square gardens and its tennis court. This property comprises the raised ground and lower ground floors of the building, with a terrace and patio at the rear. It has been completely refurbished and interior decorated by Robert Carslaw Design to a very high standard of finish and specification. Extensive use of linen and silk wall coverings, fabrics and marble bathrooms imbue the exceptional feeling of quality throughout this magnificent and spacious property.

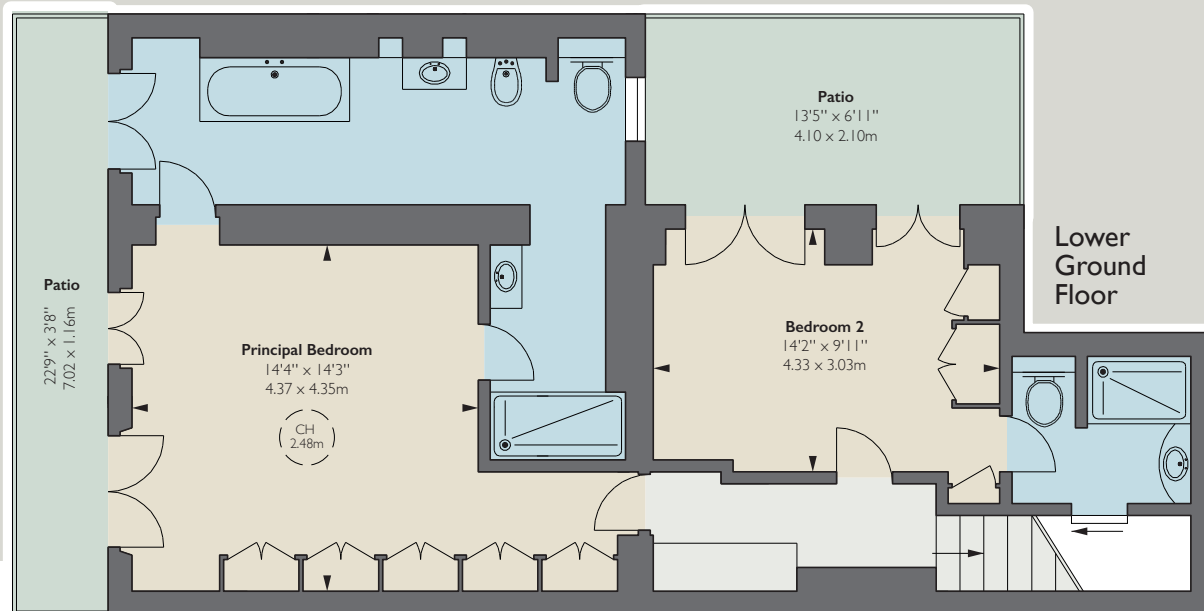
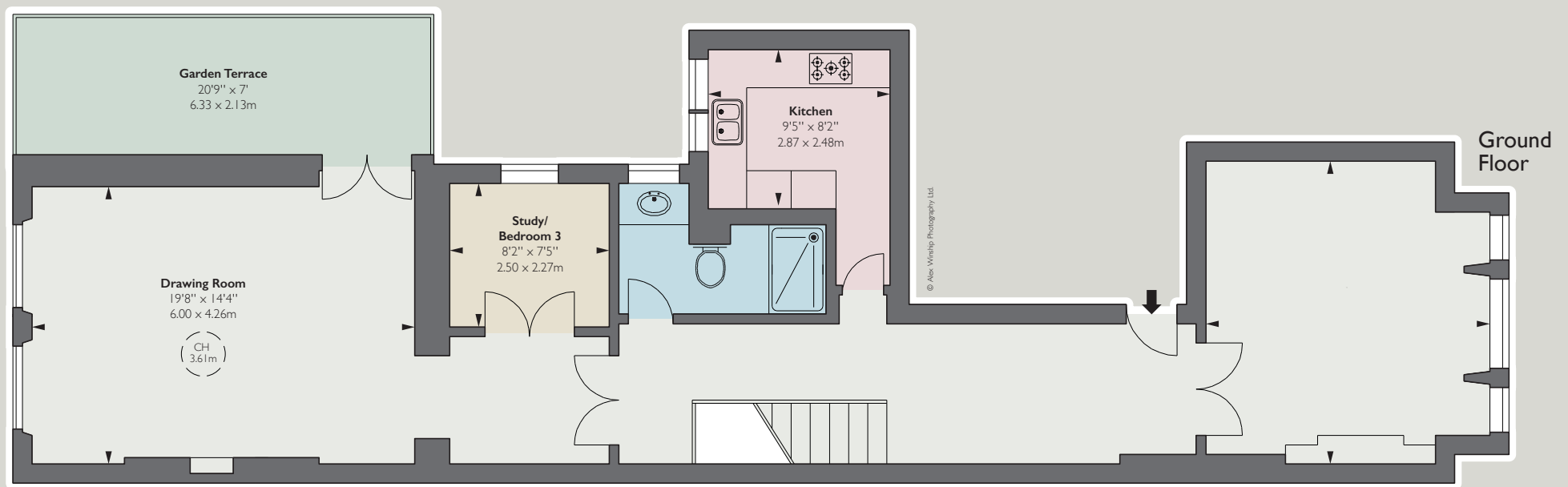


Cadogan Square is located in the heart of Knightsbridge, west of Sloane Street, north of Sloane Square and east of Lennox Gardens. As such, it is considered to be one of the most prime garden squares in central London. It is extremely well located for a range of amenities, including the 350 acres (160 hectares) of Hyde Park, one of 8 Royal Parks in the capital.

The iconic department stores of Harvey Nichols and Harrods, a wide selection of five star hotels, London's finest restaurants, international music venues, luxury shopping, leading museums, schools and universities are all within close proximity, thus making Cadogan Square an exceptional international address. Heathrow airport is approximately 14 miles away.

- 2 Reception rooms
- 3 Bathrooms
- Patio
- Caretaker
- 3 Bedrooms
- Kitchen
- Garden





**APPROXIMATE GROSS  
INTERNAL AREA**

1,805 sq ft  
167.68 sq m



**TENURE**

Leasehold (expiring 15.03.2113, with approximately 92 years unexpired)

**GROUND RENT**

A Peppercorn

**SERVICE CHARGE**

The Service Charge for the year ending 31st December 2020 is approximately £14,513.44. This includes communal heating and hot water, the services provided by the resident caretaker and building insurance

**PRICE**

On application

**LOCAL AUTHORITY**

Royal Borough of Kensington & Chelsea