



A very charming top floor flat located in this handsome red brick building on Cadogan Square, benefitting from a private roof terrace, lift and caretaker service.

**Cadogan Square, London, SW1X**

Guide Price £3,000,000 Share of Freehold (Lease Expiry March 2112)



- Share of Freehold
- Large, private roof terrace
- Residents lift
- Caretaker service
- Excellent reception space

#### Local Information

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 one of the most prestigious garden squares in prime central London. It is 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.

#### About this property

This bright and spacious split-level property features a double reception room with a generous dining area and large windows offering a wealth of natural light and stunning views of the communal gardens of Cadogan Square. There is a separate, well-proportioned internal kitchen. One of the two large bedrooms has access to an impressive roof terrace with skyline views of the City of London. Also, on the fourth floor is a separate cloakroom with a shower. The principal bedroom occupies the fifth floor and features an en suite bathroom with a separate shower and a walk-in wardrobe. There is an additional guest cloakroom.

#### Tenure

Approximately 89 years remaining (expiring 24.03.2112) with Share of Freehold

#### Local Authority

Royal Borough of Kensington and Chelsea

#### Council Tax

Band = H

#### Ground Rent

A Peppercorn

#### Service Charge

£8436 per annum (Includes building insurance, heating, and hot water)

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office.  
Telephone: +44 (0) 20 7581 5234.









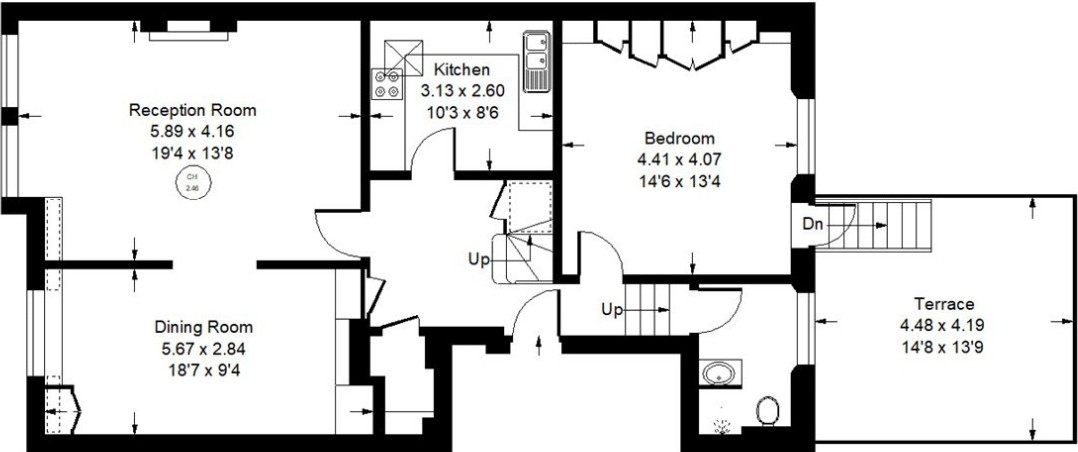
Cadogan Square, London, SW1X  
Gross Internal Area 1320 sq ft, 122.6 m²

Cadogan Square, SW1

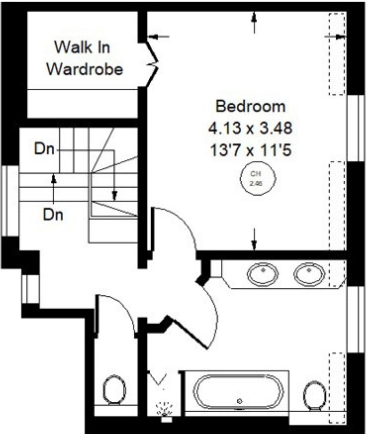
Approx. Gross Internal Area  
122.6 sq m / 1320 sq ft



--- = Reduced headroom  
below 1.5 m / 5'0"



Fourth Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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