

# CADOGAN COURT

LONDON SW<sub>3</sub>



savills







A wonderfully proportioned four bedroom south-west facing lateral apartment on the first floor of this popular red-brick mansion block, ideally situated between Knightsbridge and Sloane Square. The property benefits from good ceiling heights throughout and features three reception rooms, one of which is currently used as a dining room, a large eat-in kitchen, master bedroom with en suite bathroom, three further double bedrooms, and access to two balconies from the reception rooms and kitchen.

Cadogan Court is a portered building located on Draycott Avenue, which runs north off Draycott Place, and is located just 300 metres from the plethora of boutique shops, cafés and restaurants of the King's Road.

#### Accommodation

Entrance hall ♦ Three reception rooms ♦ Eat-in kitchen ♦ Master bedroom with en suite bathroom ♦ Three further bedrooms ♦ Two further bathrooms ♦ Two balconies ♦ Porter ♦ Lift ♦ EPC=D

#### Terms

Price: On Application

Tenure: Share of Freehold

Service Charge: Approximately £8,307 per annum

Local Authority: Royal Borough of Kensington & Chelsea





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. 19/07/11 ML



Savills Sloane Street  
139 Sloane Street  
London SW1X 9AY  
020 7730 0822  
www.savills.co.uk/

savills