



A BEAUTIFUL FAMILY HOUSE WITH A PRIVATE GARDEN

CADOGAN LANE
LONDON, SW1X 9DT

Furnished, £2,100 pw (£9,100 pcm) + £282 inc VAT tenancy paperwork fee and other charges apply.*

Available Now



A BEAUTIFUL FAMILY HOUSE WITH A PRIVATE GARDEN

CADOGAN LANE

LONDON, SW1X 9DT

£2,100 pw (£9,100 pcm) Furnished

- 2 reception rooms • 3 double & 1 single bedroom • patio garden • conservatory • garage
- EPC Rating = D • Council Tax = H

Situation

Cadogan Lane is well located in Belgravia to benefit from the shops and eateries of Motcomb Street, Knightsbridge and Sloane Street. Transport links include Knightsbridge Piccadilly line underground station.

Description

A Beautiful family house located on a charming street located just off Sloane Street, and benefiting from a private patio garden and Garage

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

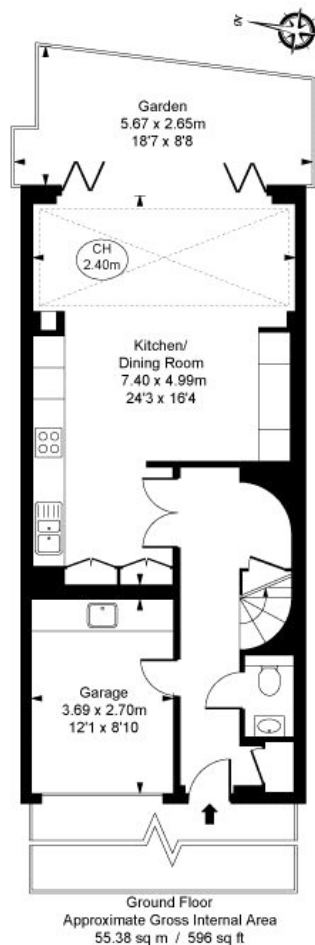
Strictly by appointment with Savills.



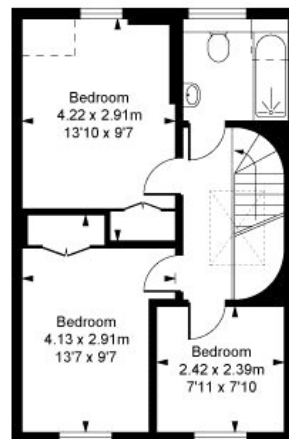
Cadogan Lane, SW1X
Approximate Gross Internal Area
137.13 sq m / 1,476 sq ft

(Including restricted height
under 1.5m (-----))

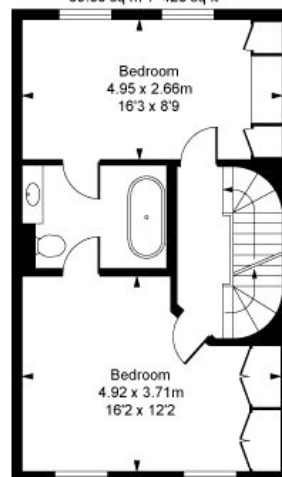
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Second Floor
Approximate Gross Internal Area
39.30 sq m / 423 sq ft



First Floor
Approximate Gross Internal Area
42.45 sq m / 457 sq ft

FLOORPLANS

Gross internal area: 1,476 sq ft, 137 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20170120YAMY

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Sloane Street Lettings

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