



DUPLEX APARTMENT SITUATED IN A HANDSOME PERIOD BUILDING

CADOGAN GARDENS, LONDON, SW3 2RG

Unfurnished, £925 per week

Available Now



BRIGHT DUPLEX APARTMENT SITUATED

CADOGAN GARDENS,
LONDON, SW3 2RG

£925 per week Unfurnished

2 Bedrooms • 2 Bathroom • Kitchen • Reception
• Penthouse • Access to Communal Gardens
(charges apply)

- EPC Rating = D
- Council Tax = H

Situation

Cadogan Gardens is a short stroll from Sloane Street which offers an array of international shopping, Sloane Square and Kings Road are also nearby offering further shopping and restaurants. Transport links include Sloane Square district and circle line station.

Description

This penthouse apartment offers great space and comprises of a good sized reception room, two double bedrooms, kitchen and two bathrooms. The property also comes with the benefit of access to communal gardens (charges may apply.)

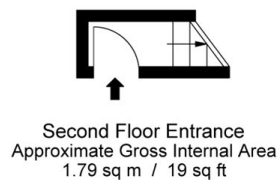
Energy Performance

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

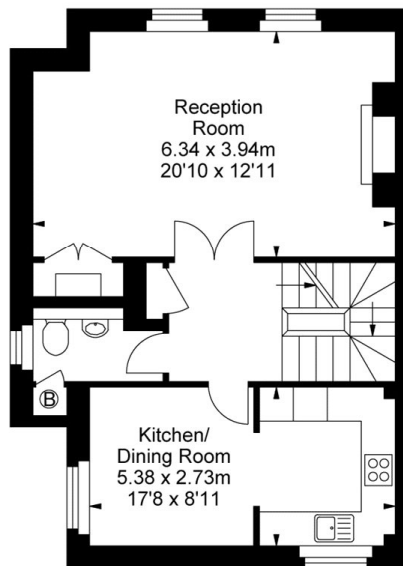
Viewing

Strictly by appointment with Savills.

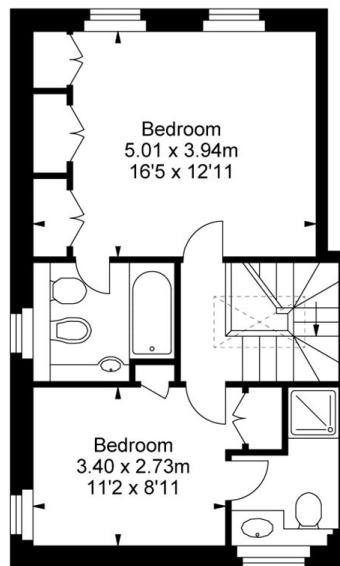




Cadogan Gardens, SW3
Approximate Gross Internal Area
104.25 sq m / 1,122 sq ft



Third Floor
Approximate Gross Internal Area
54.94 sq m / 591 sq ft



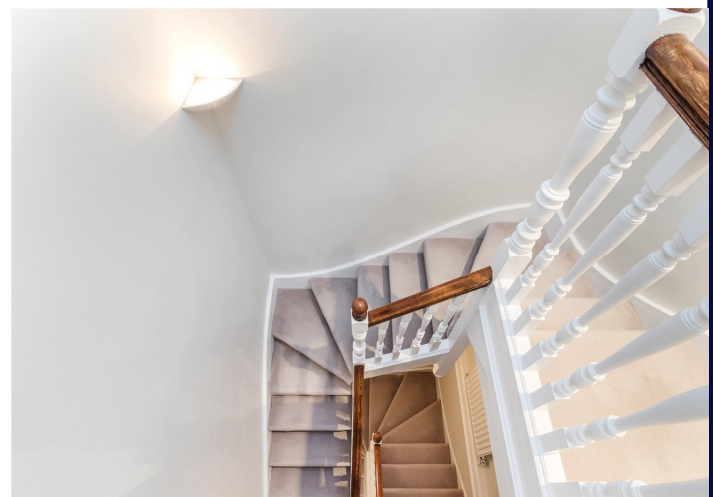
Fourth Floor
Approximate Gross Internal Area
47.52 sq m / 512 sq ft

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

FLOORPLANS

Gross internal area: 1,122 sq ft, 104 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(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. 20160223YAMY

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Sloane Street Lettings

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