



## **RUSSELL SIMPSON**

Elegant four-bedroom duplex apartment with superb all-round family accommodation in a sought-after portered mansion block in Chelsea

CADOGAN COURT  
CHELSEA SW3

# Cadogan Court

£6,500,000

BEDROOMS 4	INTERNAL 3,102 SQ FT	OUTDOOR 120 SQ FT	COUNCIL RBKC
BATHROOMS 3	288 SQM	EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 949 YEARS	GROUND RENT —	SERVICE CHARGE £8,274 P/Y

# The Property

Stylish flat with spacious interiors on a prestigious address close to Sloane Square station.

Stepping into the flat on fourth floor, the front door leads through into a large entrance hall. From here, double doors give access to a generous reception room with a wide bay window and French doors that open onto a south-facing balcony.



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img 1

Entrance Hall

img 2

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Drawing Room





## Indoor Spaces

Next door is a formal dining room, likewise with a bay window and balcony access, its panelled walls adding to the sense of grandeur. Meanwhile, the recently refurbished kitchen has a central island breakfast bar and fitted units. Opposite is a study and a guest WC.

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img 1

Kitchen

img 2

Dining Room





## The Bedrooms

This floor also features three bedrooms. The comfortable principal bedroom has a dressing room and an ensuite bathroom with a bath. The second bedroom is also ensuite and features a French door opening onto a balcony. Upstairs, the fifth floor offers another bedroom with a balcony and an unusually spacious ensuite bathroom.

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img 1

Principal Bedroom

img 2

Principal Ensuite







## The Design

The flat is decorated in a tasteful, traditional style and presented in good condition. Recently replaced parquet wooden floors in the living spaces add to the impression of elegance. Furthermore, the large windows and high position ensure plenty of natural light, while lofty interiors offer enough room for an entire family

# Outdoor Spaces & The Neighbourhood

The flat includes three balconies, the largest facing south and the other two angled west.

Cadogan Court is a grand mansion block with both resident porter and lift. It occupies the prestigious and attractive street of Drayton Avenue, lined with red-brick blocks built in the late nineteenth century. From here, Sloane Square underground station is a short walk away, along with the village-like collection of independent boutiques and artisanal food shops on Pavilion Road. Finally, the many excellent restaurants and shops of Chelsea are within easy reach.

Cadogan Court,  
Draycott Avenue, SW<sub>3</sub>

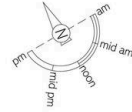
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**Approximate Internal Area**  
3,102 sq ft / 285 sq m

**Including limited use area**  
55 sq ft / 5 sq m

**Outside Area**  
120 sq ft / 11 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Reduced head height below 1.5m





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SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)