

**RUSSELL
SIMPSON**

Elegant two-bedroom apartment in
prestigious Belgravia location

CADOGAN COURT GARDENS
BELGRAVIA SW1X

Cadogan Court Gardens

£1,250,000

BEDROOMS 2	INTERNAL 1,066 SQ FT 99 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 97 YEARS	GROUND RENT —	SERVICE CHARGE £4,342 P/Y

The Property

A beautifully designed lower ground floor apartment presented in superb condition with generous proportions and refined contemporary styling

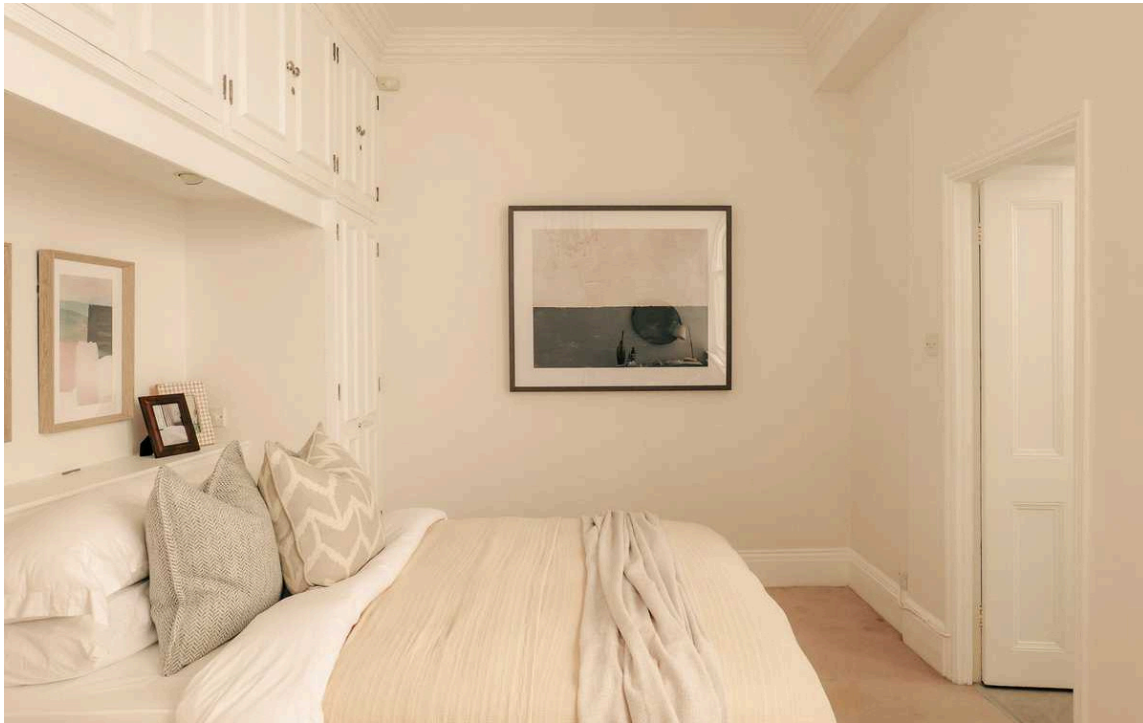
Stepping into this charming flat, you are welcomed by bright, well-proportioned reception spaces that maximises the sense of light and scale. The elegant reception room features a sophisticated fireplace as its focal point, flanked by built-in shelving with glass surfaces that add to the sense of brightness. The room is decorated in a graceful contemporary style with neutral tones that create a calm, inviting atmosphere.



Indoor Spaces

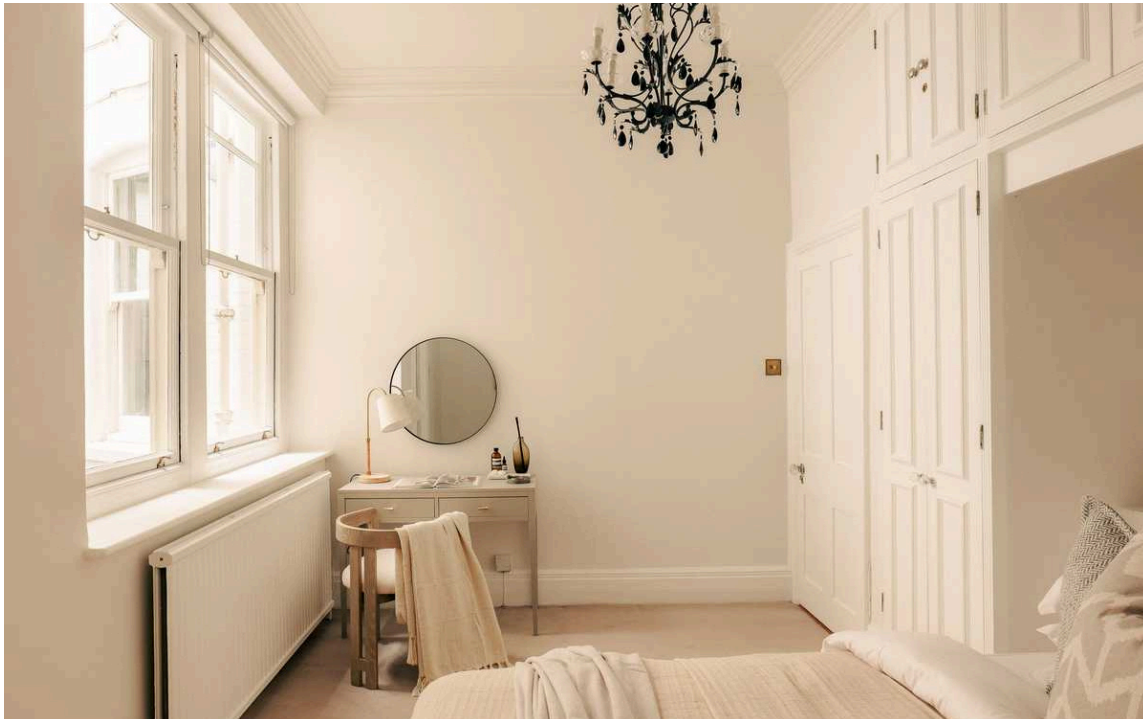
Opposite the reception, you will find a sleek, modern kitchen, designed in contemporary fashion with clean, white cabinetry. Wooden herringbone flooring adds warmth to the space, whilst the room features quality built-in appliances, including a stainless steel refrigerator and gas cooktop with extractor hood. A charming dining area creates a delightful space for everyday meals, enhanced by the light-filled ambience from the large windows.





The Bedrooms

The principal bedroom is a serene retreat, beautifully proportioned with ample natural light. The room features elegant built-in storage that maximises space whilst maintaining the clean, sophisticated aesthetic. There is a bathroom with shower directly next door to the principal bedroom. The second bedroom is well-proportioned with excellent natural light and thoughtful built-in wardrobes. This bedroom benefits from an ensuite with a bath. The property is presented in very good condition with considered design details that add to the sense of sophistication and comfort.





The Neighbourhood

Cadogan Court Gardens is an attractive residential address moments away from the vibrant heart of Chelsea. The quiet street provides a peaceful retreat whilst remaining within walking distance of the King's Road's renowned boutiques, restaurants, and cafes. The location offers excellent transport links, with Sloane Square Underground station a short walk away.

The neighbourhood combines the charm of residential Chelsea with easy access to the cultural attractions of South Kensington, including the Victoria and Albert Museum, Natural History Museum, and Royal Albert Hall. The nearby Chelsea Physic Garden and Battersea Park provide delightful green spaces, whilst the Thames Path offers scenic riverside walks.

This superb apartment represents an exceptional opportunity to acquire a beautifully presented home in one of London's most desirable postcodes, combining elegant living spaces with the convenience of a prime Chelsea location.

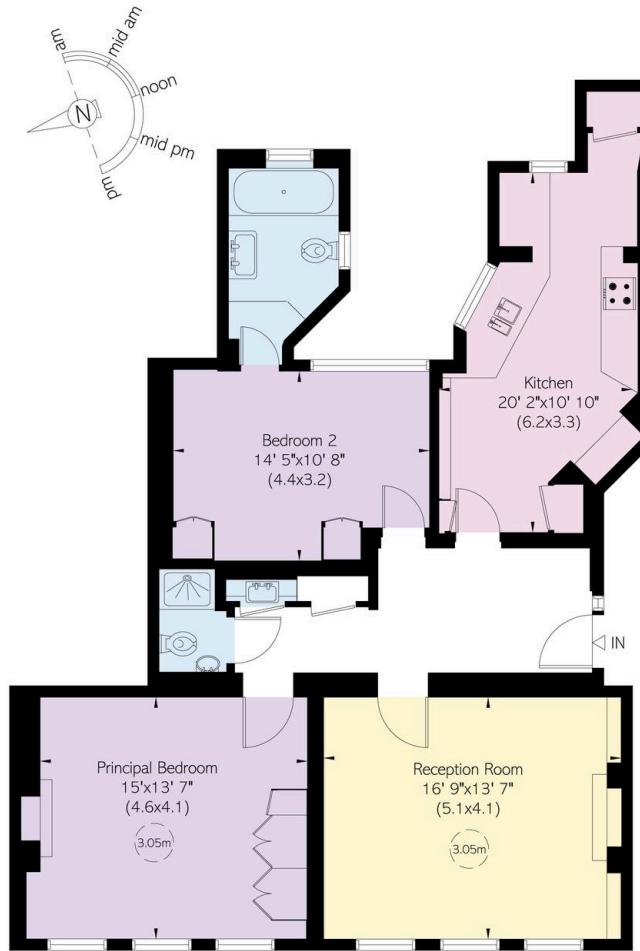
Cadogan Court Gardens, SW1

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Approximate Internal Area

1,066 sq ft/ 99 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.



Lower Ground Floor

**RUSSELL
SIMPSON**

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