



## **RUSSELL SIMPSON**

A bright third floor flat in Cadogan Gardens with a lift, resident caretaker and communal garden

CADOGAN GARDENS  
CHELSEA SW3

# Cadogan Gardens

# Sold

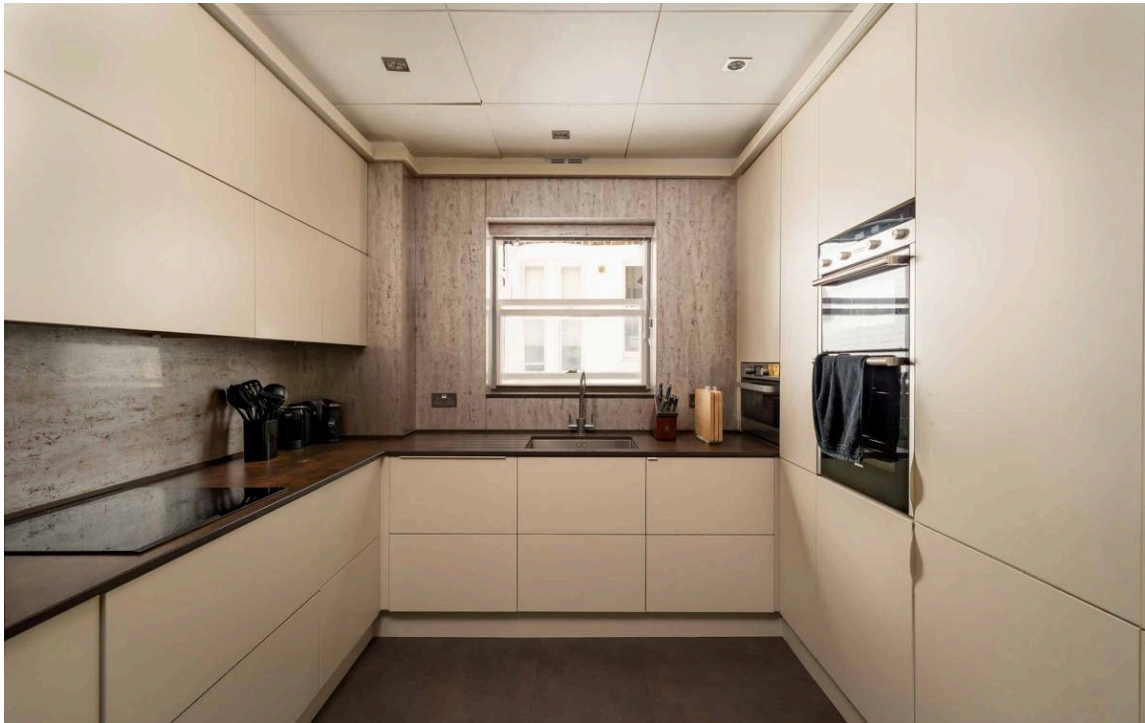
BEDROOMS 3	INTERNAL 1,308 SQ FT	OUTDOOR —	COUNCIL —
BATHROOMS 2	121 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 143 YEARS	GROUND RENT —	SERVICE CHARGE £10,777 P/Y

## The Property

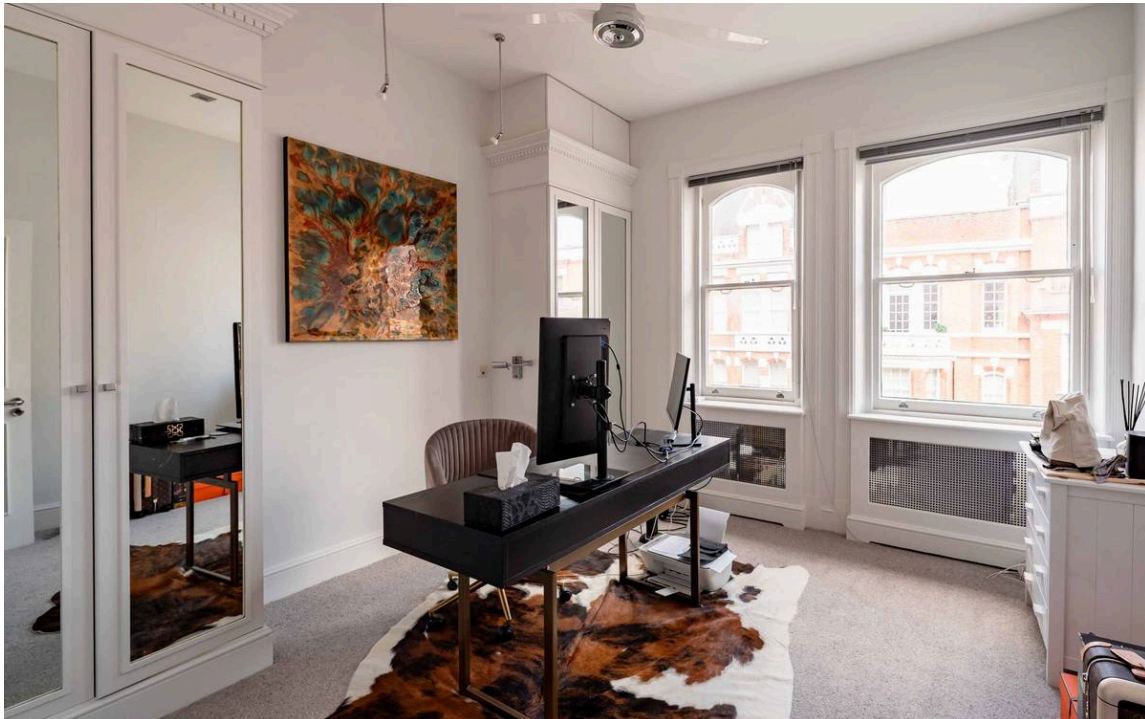
Entering the flat on the third floor there is a welcoming entrance hall that leads through to a light filled and contemporary South Facing reception room, with views over the communal gardens. Off the main entrance hallway is also a separate, well-appointed kitchen.







## Indoor Spaces



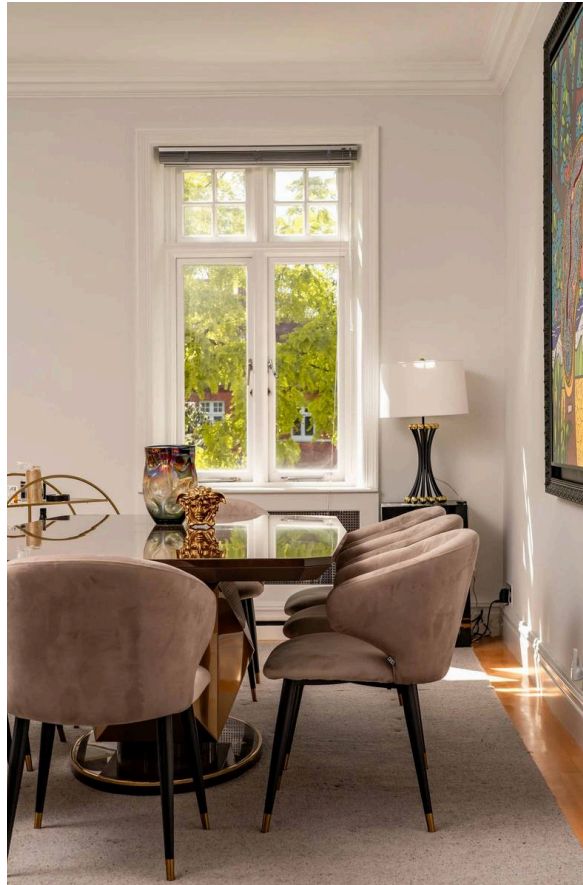
## The Bedrooms

The three double bedrooms are all good sizes and benefit from built in storage. The largest of the three bedrooms has an ensuite bathroom whilst there is also a second bathroom, with a shower, that would double up as a guest loo.



## The Neighbourhood

The building is well managed, with excellent common parts and is situated on the Southern side of Cadogan Gardens, only a two-minute walk from Sloane Square tube station, as well as having a short walk from the shops, bars and restaurants of Sloane Square, Pavilion Road and Duke of York Square. It benefits from a lift, a resident caretaker, as well as having access to the communal garden.

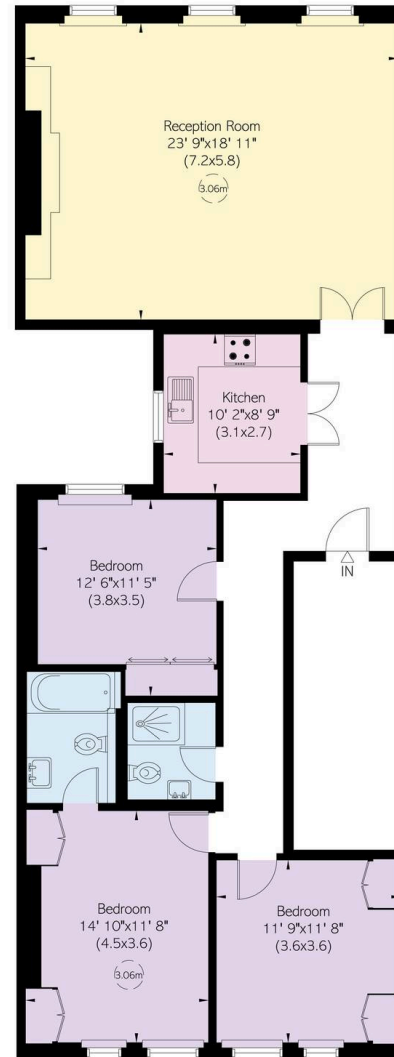
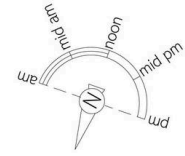


## Cadogan Gardens, SW3

Approximate Internal Area  
1,308 sq ft / 121 sq m

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SIMPSON**

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.



Third Floor



**RUSSELL  
SIMPSON**

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