



## **RUSSELL SIMPSON**

Unique three-bedroom flat with  
bright and stylish interiors

CADOGAN GARDENS  
CHELSEA SW3

# Cadogan Gardens

£2,995,000

BEDROOMS 3	INTERNAL 1,582 SQ FT	OUTDOOR 79 SQ FT	COUNCIL RBKC
BATHROOMS 2	146 SQM	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 111 YEARS	GROUND RENT —	SERVICE CHARGE £5,400 P/Y



## The Property

Duplex flat with a generous living area, in a grand mansion block on a sought-after Chelsea street

Entering the flat on the ground floor, the front hall leads into a reception room with high ceilings and tall south-facing windows that fill the space with light.





## Indoor Spaces

On the other side of the entrance hall is a dining room, flowing through to a fitted kitchen with enough space for an informal eating area. A glazed partition wall separates the front reception room from the rest of this level, spreading light throughout the floor.

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img 1

Kitchen

img 2

Sitting Room







## The Bedrooms

The lower ground floor features three bedrooms. The principal bedroom has an ensuite bathroom and inbuilt storage. The other two bedrooms share a bathroom, and both have double French doors leading out onto a patio. Furthermore, this floor contains a guest WC, an informal family reception room and additional storage space.

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img 1

Principal Bedroom



## The Design

The property is decorated in a bright and colourful style. Its stylish interiors mix classical and contemporary details.







## The Neighbourhood

The flat includes a paved patio on the lower ground floor with enough space for outdoor eating. It also has access to Cadogan Square communal garden.

This desirable address is lined with grand mansion blocks built in the late nineteenth century. Its buildings are inspired by Flemish design, with polychromatic walls of red and white brick. This building has both a porter and a lift. Cadogan Gardens is a short walk away from Sloane Square and connected to the square by the pedestrianised Pavilion Road. This street is lined with artisan food shops and independent boutiques, adding to the village-like feel of the neighbourhood. Also, the celebrated shops, hotels, restaurants and bars of Sloane Street and Chelsea are within easy reach.

# Cadogan Gardens, SW3

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**Approximate Internal Area**  
1,582 sq ft / 147 sq m

**Outside Area**  
79 sq ft / 7 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.





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