



CLOSE X



RUSSELL SIMPSON

A second-floor flat, presented in
very good condition

CADOGAN GARDENS
CHELSEA SW3

Cadogan Gardens

£1,725,000

↓  CLOSE X

BEDROOMS 2	INTERNAL 787 SQ FT 73 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 1		EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 177 YEARS	GROUND RENT —	SERVICE CHARGE £17,632 P/Y



The Property



CLOSE X

A stylish two-bedroom flat in central Chelsea location.

Entering the flat on the second floor, double doors lead through to a beautifully presented, open-plan reception room, which has been well designed to include space for both soft seating and dining. A broad bay window benefits from a built-in banquette seat, with added storage underneath. Wooden floors run through this level, adding warmth to the space.



Indoor Spaces



CLOSE X

Set back from the reception space, the kitchen is concealed behind folding doors, fitted with a range of units and integrated appliances.



The Bedrooms



CLOSE X

There are two bedrooms within the property, both benefiting from built-in storage. The second bedroom benefits from an ensuite bathroom, which also opens onto the hallway, allowing easy access for guests. The flat retains a number of period details, including an impressive fireplace in the reception room, as well as the paneled wardrobes in both bedrooms.





The Neighbourhood

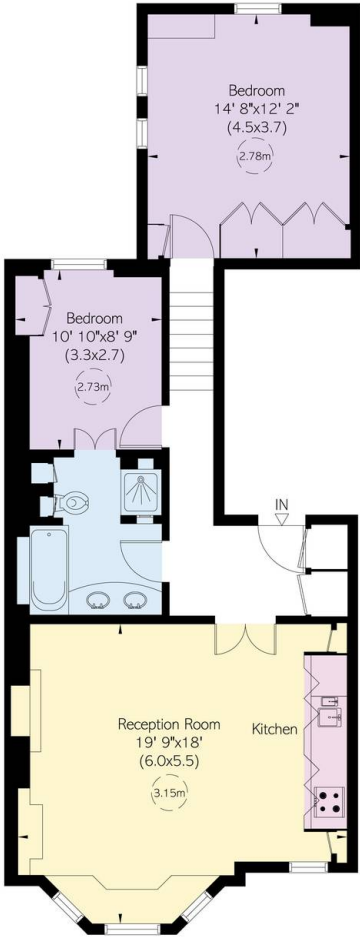
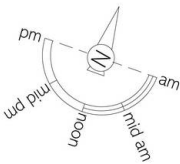
Cadogan Gardens is a quiet residential street in the heart of Chelsea, SW3, lined with elegant red brick Victorian and Edwardian buildings. Sloane Square station, served by the Circle and District lines, is within easy reach, as is South Kensington. The area is home to the upmarket boutiques of Sloane Street and the King's Road, along with a wide choice of restaurants and cafés. The open spaces of Cadogan Gardens itself and the nearby Chelsea Physic Garden add to the neighbourhood's appeal.

Cadogan Gardens, SW3

Approximate Internal Area
787 sq ft/ 73 sq m

RUSSELL
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.



Second Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk



CLOSE X

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021