

## **RUSSELL SIMPSON**

Surprisingly spacious three-bedroom house with off-street parking on the border of Belgravia

CADOGAN LANE  
BELGRAVIA SW1X

Cadogan Lane

£6,950,000

BEDROOMS 3	INTERNAL 2,185 SQ FT	OUTDOOR 1,328 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 3	202 SQM	EPC C	TENURE Freehold

# The Property

Convenient house with a large garden and generous living areas on a sought-after mews street

Stepping into the house on the ground floor, the front hall leads through to a superb living area. This includes an open-plan kitchen with a central island and breakfast bar, as well as separate dining and seating areas. Overhead skylights flood this space with light, while double French doors open onto the garden.

This floor also contains a study that can be used as a third bedroom with an adjacent bathroom. Furthermore, there is a utility room currently used as a home office.

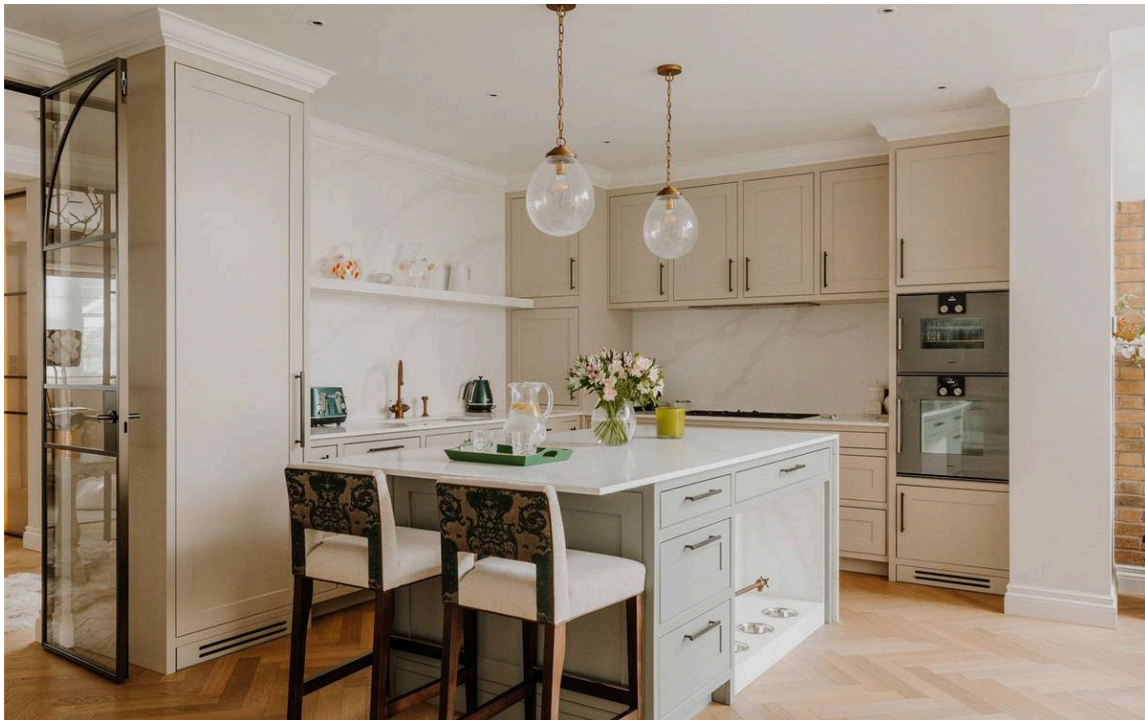






## Indoor Spaces

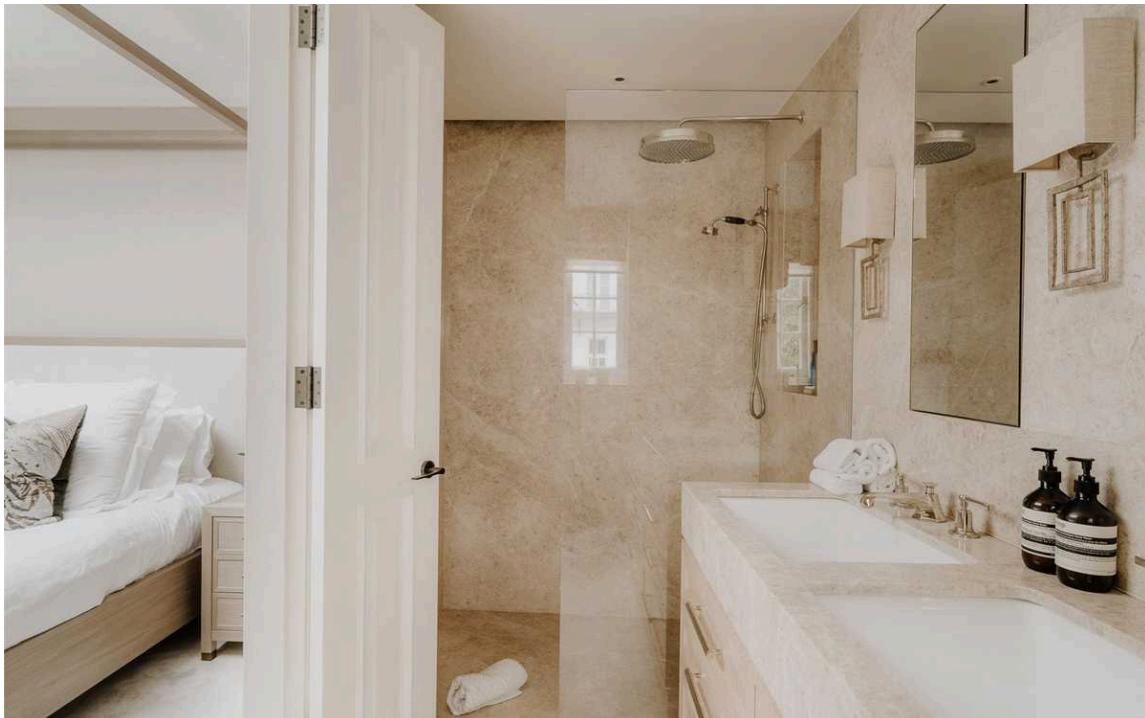
The house was recently renovated and is presented in immaculate condition, with underfloor heating and air conditioning throughout. Wooden floors, glazed internal walls and a tasteful, neutral colour scheme add to the sense of space and light.





## The Bedrooms

The first floor features a well-proportioned principal bedroom with an ensuite bathroom, a dressing room and a free-standing bathtub. Double French doors open onto the roof terrace and give beautiful garden views. This floor also features a second bedroom with inbuilt wardrobe space and another ensuite bathroom. There is also a loft with considerable storage space.

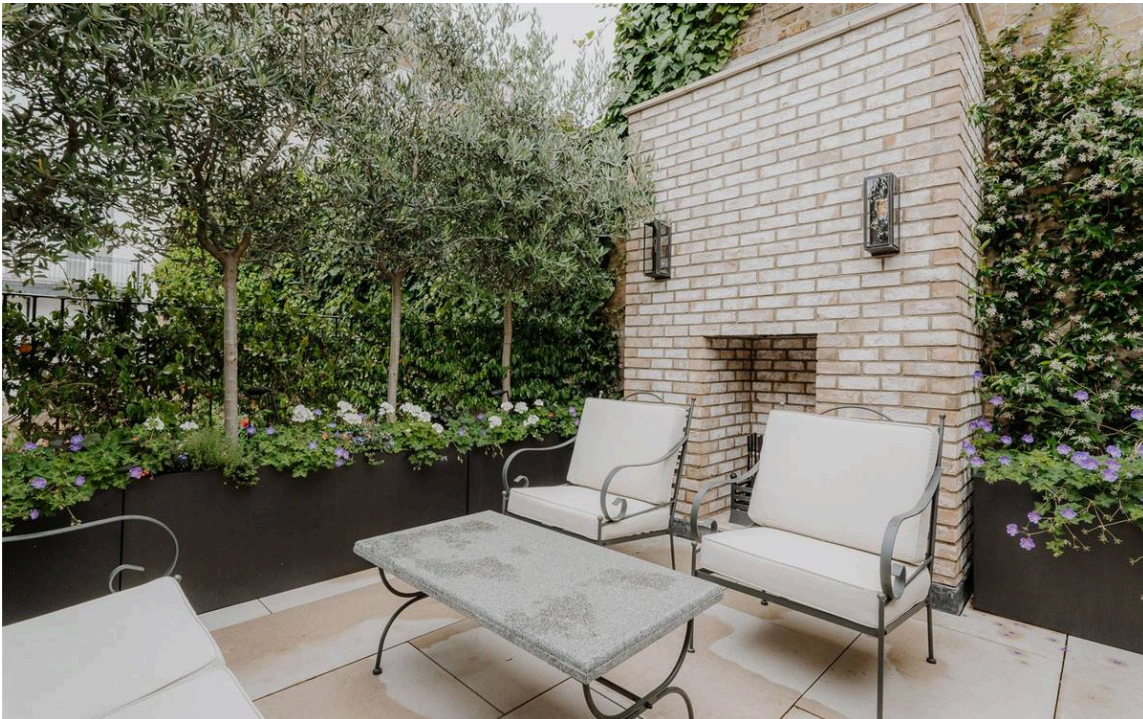






## Outdoor Spaces

The house includes a long garden with a lawn and a paved seating area. Unusually for this type of property, there is a paved roof terrace with enough space for outdoor dining. Finally, the house is set back from the street with off-street parking for a mid-sized SUV







## The Neighbourhood

Cadogan Lane was laid out in the late eighteenth century, one of several streets in the neighbourhood named after the Earls of Cadogan. This convenient address marks the border of Belgravia with Kensington and Chelsea.

Today it is mostly lined with mews houses from the twentieth century. From here, Sloane Square Station is close, while Knightsbridge Station is also nearby. In addition, the neighbourhood contains many excellent restaurants and shops.

# Cadogan Lane, SW1

**Approximate Internal Area**  
2,185 sq ft/ 203 sq m

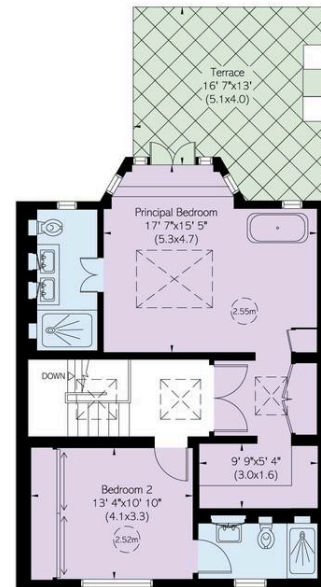
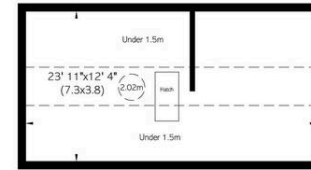
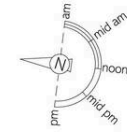
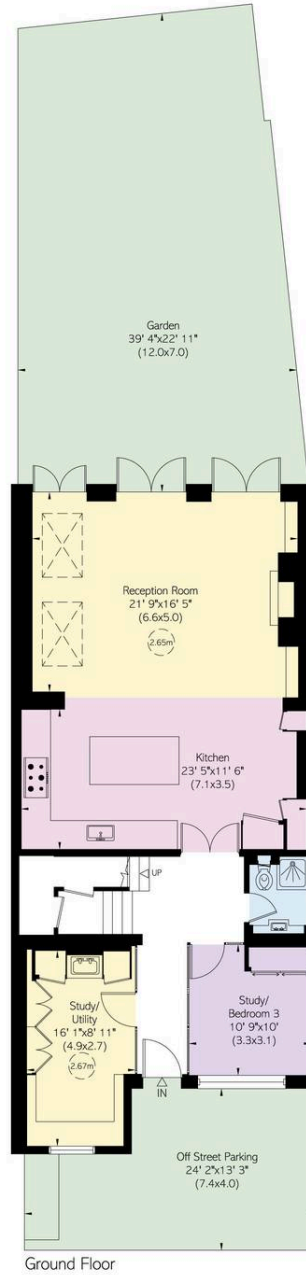
**Including limited use area and loft**

295 sq ft/ 27 sq m

**Outside Area**  
1,328 sq ft/ 123 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.





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