



RUSSELL SIMPSON

Impressive four-bedroom duplex flat
in immaculate condition on a garden
square

CADOGAN SQUARE
KNIGHTSBRIDGE SW1X

Cadogan Square

£6,250,000

<div>BEDROOMS</div> <div>4</div>	<div>INTERNAL</div> <div>2,985 <small>SQ FT</small></div> <div>277 <small>SQM</small></div>	<div>OUTDOOR</div> <div>80 <small>SQ FT</small></div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>986 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>—</div>



The Property

Expansive flat with recently renovated interiors on one of London's most prestigious addresses

Stepping into the flat on the ground floor, the front hall leads through a magnificent reception room. High ceilings, wooden floors and ornate plaster mouldings give this space a sense of elegance. Furthermore, there is enough room for separate dining and seating areas, as well as attractive views over the square.

Next door is a kitchen with fitted units, marble worksurfaces and an informal breakfast area. This floor also contains a guest WC. Furthermore, the dual aspect, southern orientation and end-of-terrace position ensures brightness throughout the day.

The lower ground floor features four bedrooms. The principal bedroom has a well-proportioned ensuite bathroom. There are two more ensuite bedrooms, both with inbuilt storage space. The fourth bedroom has a large bathroom with a bath next door.

This floor also features a guest WC, a utility room, a media room and additional storage. Finally, there are two doorways on this level, providing added convenience and allowing the fourth bedroom to become a separate suite for guests.

The flat is decorated in a classical style that combines traditional elegance with contemporary comfort, including underfloor heating in several rooms. It was completely developed two years ago and is now presented in superb condition.

Residents have the right to access the Cadogan Square communal gardens, with its sweeping lawns and tennis courts.



img 1

Drawing Room

img 2

Drawing Room

The Neighbourhood

Cadogan Square was constructed between 1877 and 1888. The red-brick houses and gabled mansion flats gables were inspired by Dutch and Flemish architecture. It has been home to several celebrated figures, including the actors Christopher Lee and Boris Karloff, and the writers Arnold Bennett and Martha Gelhorn.

Today, Cadogan Square is one of the most desirable addresses in London. The world-class restaurants and shops of Knightsbridge are close, while Knightsbridge and Sloane Square underground stations are both within easy reach. Finally, Hill House and Sussex House schools are located on the square.



Lower Ground Floor

Cadogan Square, SW1

Approximate Internal Area
1,985 sq ft / 177 sq m

Outside Area
80 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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