

## **RUSSELL SIMPSON**

Magnificent mansion with a rear  
mews on a grand garden square in  
Knightsbridge

CADOGAN SQUARE  
KNIGHTSBRIDGE SW1X

# Cadogan Square

£17,500,000

BEDROOMS 7	INTERNAL 8,400 SQ FT	OUTDOOR 894 SQ FT	COUNCIL TAX RBKC, H
BATHROOMS 7	780 SQM	EPC G	TENURE Freehold

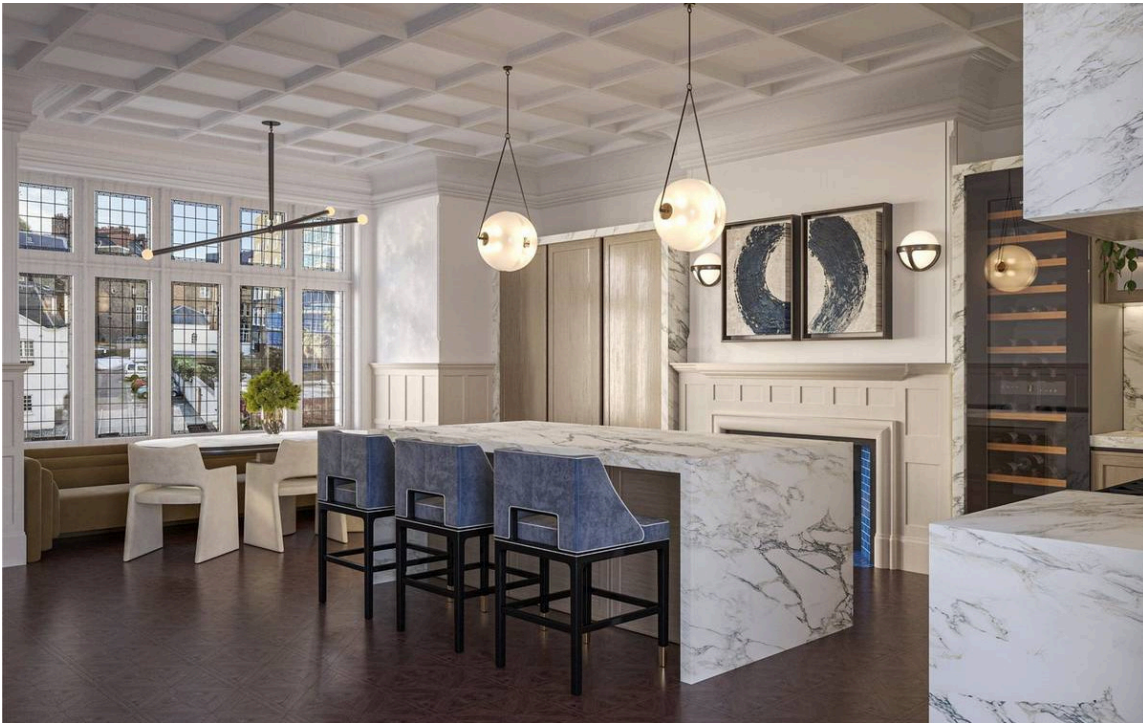


## The Property

Grade II listed house with exceptional potential at one of London's most prestigious addresses

The house was built in 1889, part of a terrace of three tall properties constructed from red brick with stone dressings. Its late Victorian design shows elements of Arts and Crafts, with mullioned and transomed windows, and bays stretching over several storeys. Within, much of the original panelling, fireplaces, and moulding remains.





## Indoor Spaces

The property occupies five of the building's seven total storeys. In addition, it connects through to Clabon Mews at the rear. The façade is Grade II listed, but the rear mews is unlisted.

The ground floor has space for a front hall and study, as well as a staircase hallway and a generous kitchen. The first floor has an impressive pair of rooms ideally suited to a drawing room – offering views towards the garden square – and a dining room at the rear. Meanwhile, the upper storeys have enough space for a well-proportioned principal bedroom and numerous additional bedrooms. It also contains a lift.



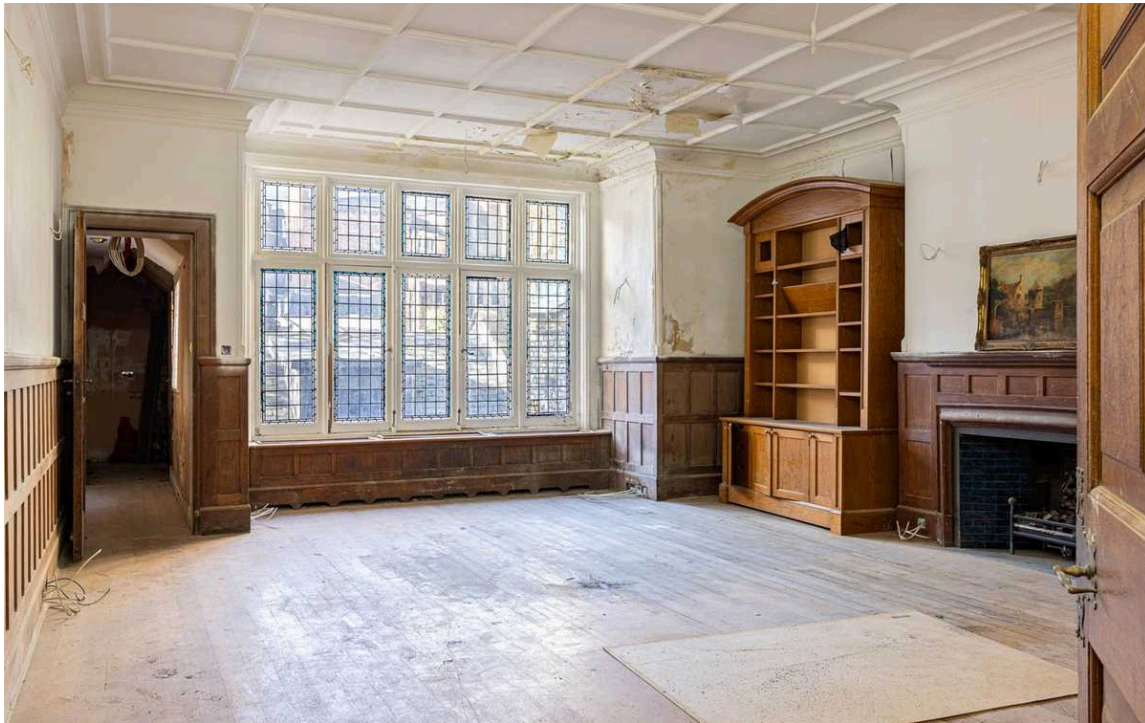
img 1

Kitchen - CGI Image

img 2

Bedroom - CGI Image





## Development Opportunity

The property was midway through being renovated when work was suspended. Therefore, this is an exceptional opportunity to complete the renovation to the new owner's personal vision and transform the interior into one of Knightsbridge's most impressive houses.







## Outdoor Spaces

The house includes a first-floor front balcony and a third-floor roof terrace. There is the potential for another terrace at the rear of the ground floor. In addition, residents have the right to access the Cadogan Square communal gardens, with its sweeping lawns and tennis courts.

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img 1

Terrace - CGI Image







## The Neighbourhood

Cadogan Square was mostly constructed between 1877 and 1888. Its red brick houses and mansion flats with large gables were inspired by Dutch and Flemish architecture.

The square 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. From here, the world-class restaurants and shops of Knightsbridge are close. In addition, both Knightsbridge and Sloane Square underground stations are within easy reach. Finally, Hill House and Sussex House schools are located on the square.





**RUSSELL  
SIMPSON**

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## Contact Us

+44 (0) 20 7225 0277

Contact us

[info@russellsimpson.co.uk](mailto:info@russellsimpson.co.uk)

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## Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street

London

SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

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## Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square

London

W8 5HD

[kensington@russellsimpson.co.uk](mailto:kensington@russellsimpson.co.uk)