



CLOSE X



RUSSELL SIMPSON

Refined two-bedroom apartment
with lift access

CADOGAN SQUARE
CHELSEA SW1X

Cadogan Square

£2,650,000

BEDROOMS 2	INTERNAL 1,203 SQ FT 111 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 87 YEARS	GROUND RENT —	SERVICE CHARGE £10,732 P/Y



The Property



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A well-presented flat on the first floor of an elegant period building

Entering the flat, the reception room is a generous space with high ceilings and large windows filling the space with light. The elegant proportions create a sophisticated living environment, with enough space for dining and soft seating. The kitchen is accessed directly from the reception room, a well-designed space with modern appliances.





The Bedrooms



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The flat provides two spacious bedrooms, both benefitting from ensuite bathrooms. The principal bedroom further benefits from built-in storage. The bedrooms are placed at either end of the property, giving a sense of privacy.

The property is presented in good condition throughout, decorated in a classic style. Notable features include high ceilings creating impressive proportions and the characterful period details one would expect from a building of this standing on Cadogan Square. The practical arrangement of two ensuite bathrooms adds considerable appeal.





Russell Simpson



Cadogan Square

The Neighbourhood

Cadogan Square is one of Belgravia's most prestigious addresses, forming part of an elegant conservation area lined with magnificent red-brick Victorian mansion buildings. Sloane Square Underground station is moments away providing excellent transport links, while the upmarket boutiques and restaurants of Sloane Street and the King's Road are within easy reach. The open spaces of Hyde Park and the cultural attractions of Chelsea are a short walk away, with the many restaurants and shops of Knightsbridge nearby.



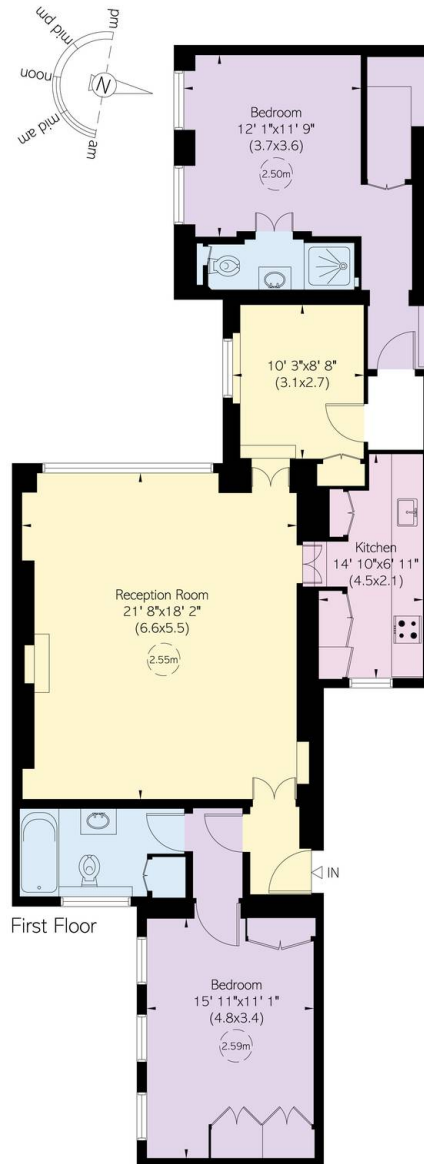
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Cadogan Square, SW1

Approximate Internal Area
1,203 sq ft/ 112 sq m

**RUSSELL
SIMPSON**

This plan is for layout guidance only.
Not drawn to scale unless stated. 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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