



CLOSE X



## **RUSSELL SIMPSON**

Spacious two-bedroom duplex flat  
with balcony and lift

CADOGAN SQUARE  
CHELSEA SW1X

Cadogan Square

£2,195,000

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|                     |                                           |                     |                               |
|---------------------|-------------------------------------------|---------------------|-------------------------------|
| BEDROOMS<br>2       | INTERNAL<br><br>1,063 SQ FT<br><br>98 SQM | OUTDOOR<br>96 SQ FT | COUNCIL<br>RBKC               |
| BATHROOMS<br>2      |                                           | EPC<br>E            | COUNCIL TAX<br>G              |
| TENURE<br>Leasehold | LEASE LENGTH<br>983 YEARS                 | GROUND RENT<br>—    | SERVICE CHARGE<br>£20,484 P/Y |



# The Property

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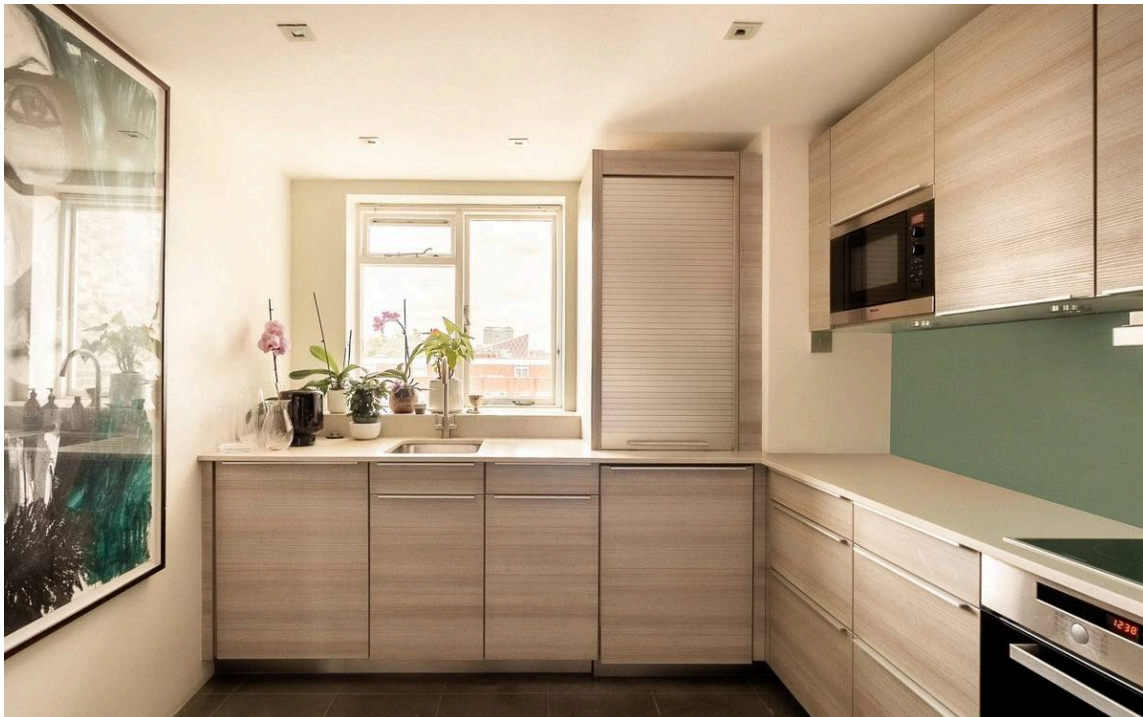
An impressive flat across the fourth and fifth floors in Chelsea

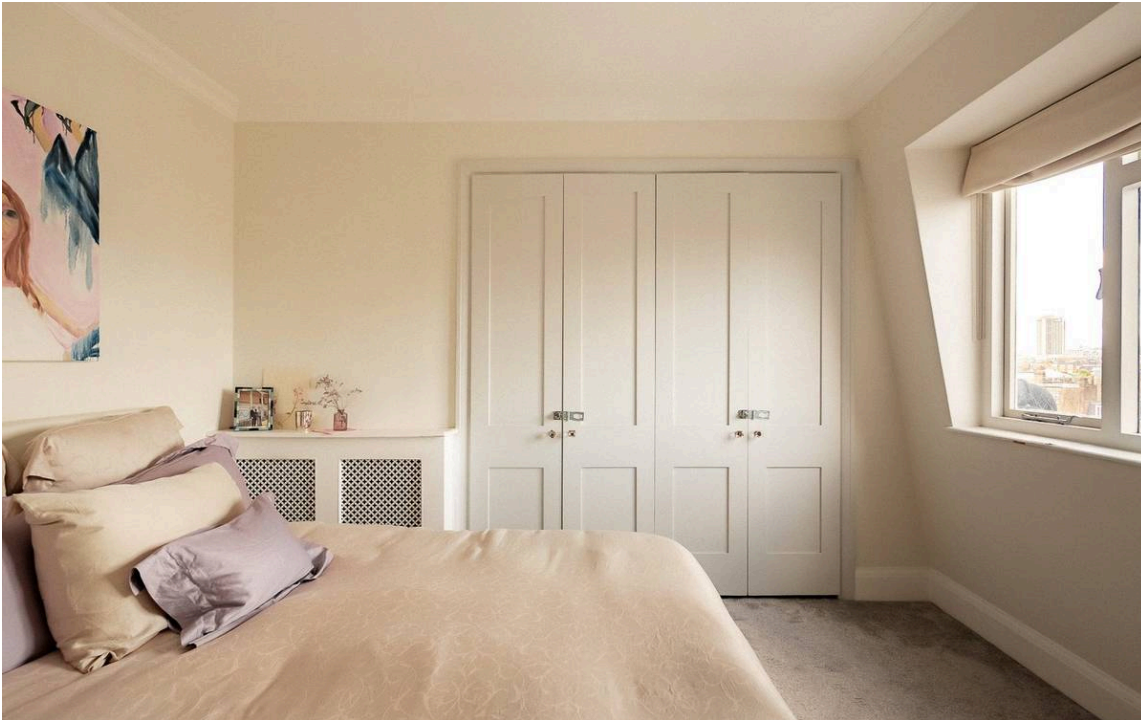




## Entertaining Spaces CLOSE

Entering the flat on the fourth floor, the reception room is a well-proportioned space with large windows across one wall, filling the space with light, and French doors opening directly onto the balcony. The room gives enough space for dining and soft seating, while the kitchen is thoughtfully designed with ample storage.



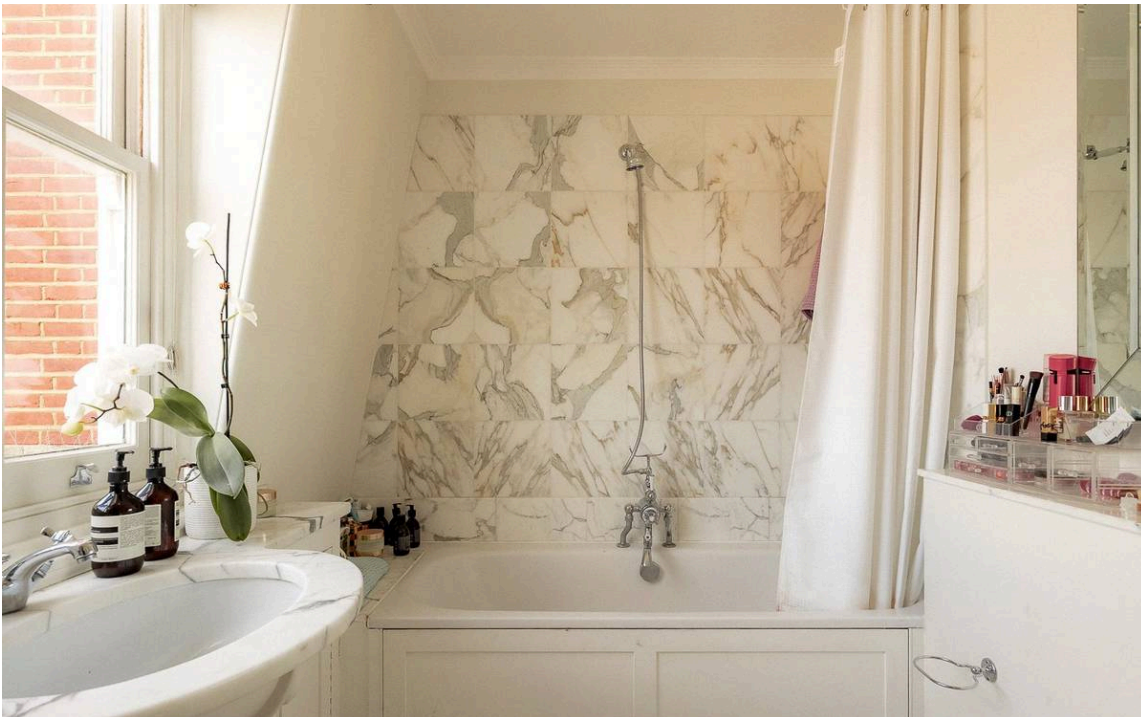


## The Bedrooms



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Across from the kitchen sits the principal bedroom, a generously proportioned space, while a family bathroom completes this floor. Ascending to the fifth floor, there is a second double bedroom, benefiting from built-in storage and an ensuite bathroom.



## Outdoor Spaces



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The property includes a balcony accessed directly from the reception room, providing outdoor space with views across the surrounding Chelsea rooftops.



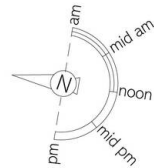


## The Neighbourhood

Cadogan Square is one of Chelsea'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 the King's Road and Sloane Street 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

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### Approximate Internal Area

1,063 sq ft/ 99 sq m

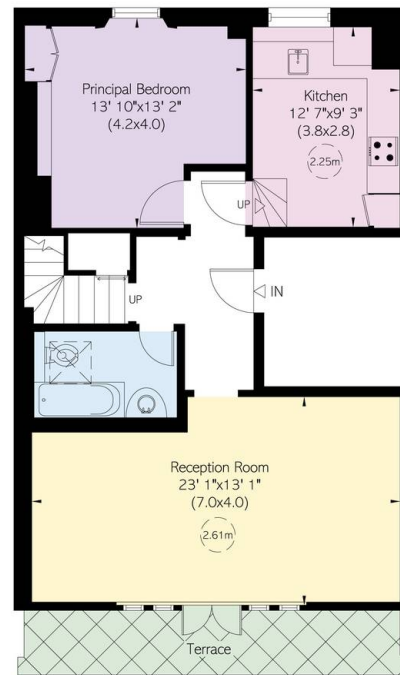
### Including limited use area

21 sq ft/ 2 sq m

### Outside Area

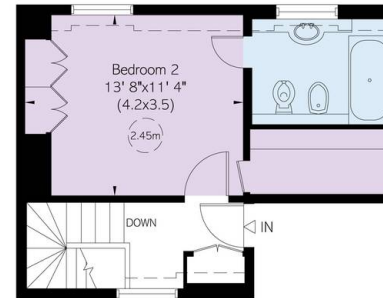
96 sq ft/ 9 sq m

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.



Fourth Floor

Reduced head height below 1.5m



Fifth Floor



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SIMPSON**

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## Contact Us

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