



CADOGAN PLACE





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A prodigious property of rare quality located in the heart of prime London. 4 bedrooms and an abundance of internal and external relaxing and entertaining space is provided by this wonderful house, coupled with access to beautifully manicured private gardens.

No 48 Cadogan Place is a Grade II listed building, and also the key house of its terrace, conceived to provide grander proportions than the rest. The property has been totally reimagined and presented turnkey by Nuhu developments.



CADOGAN PLACE LONDON





The **ASPECT**

An elegant white stucco façade bestows quality all along the west facing terrace. Perfectly orientated, the property is bath with morning and evening sun. Further surrounded by a wealth of green space effects an eloquent sense of serenity.

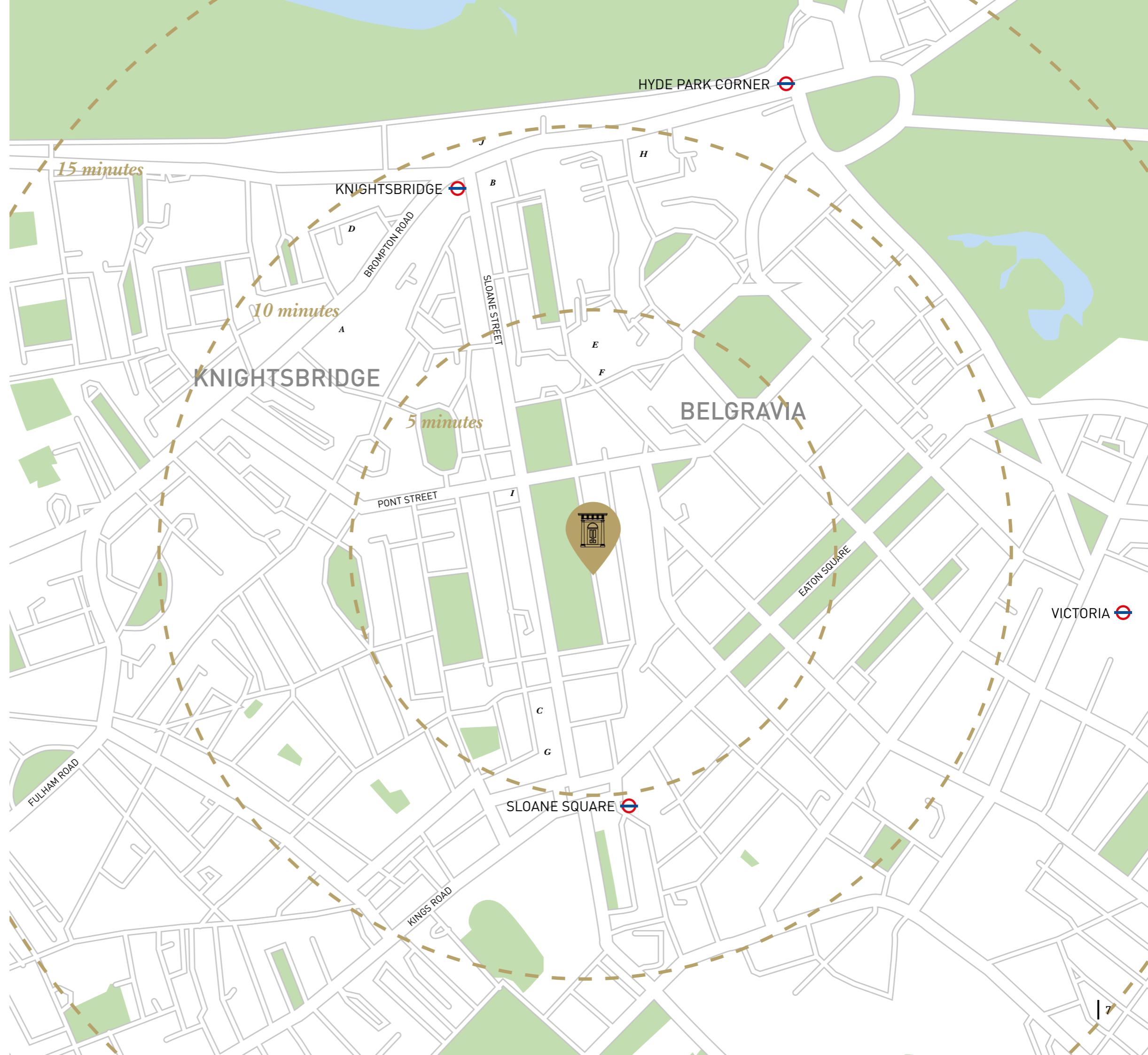




The LOCATION

Fantastically located on the border between prime Belgravia and Knightsbridge, the property offers effortless access to the unparalleled amenities of the local area. Under the stewardship of the Cadogan Estate, continued enhancements originate such as the development of the Pavilion road village centre and social hub.

- A** Harrods
- B** Harvey Nichols
- C** Granger & Co
- D** Zuma
- E** Pantechnicon
- F** Motcombs
- G** Pavilion Road Hub
- H** The Berkeley Hotel
- I** The Cadogan Hotel
- J** The Mandarin Oriental





Hyde Park



Harrods



Annabel's



Sloane Street



Buckingham Palace



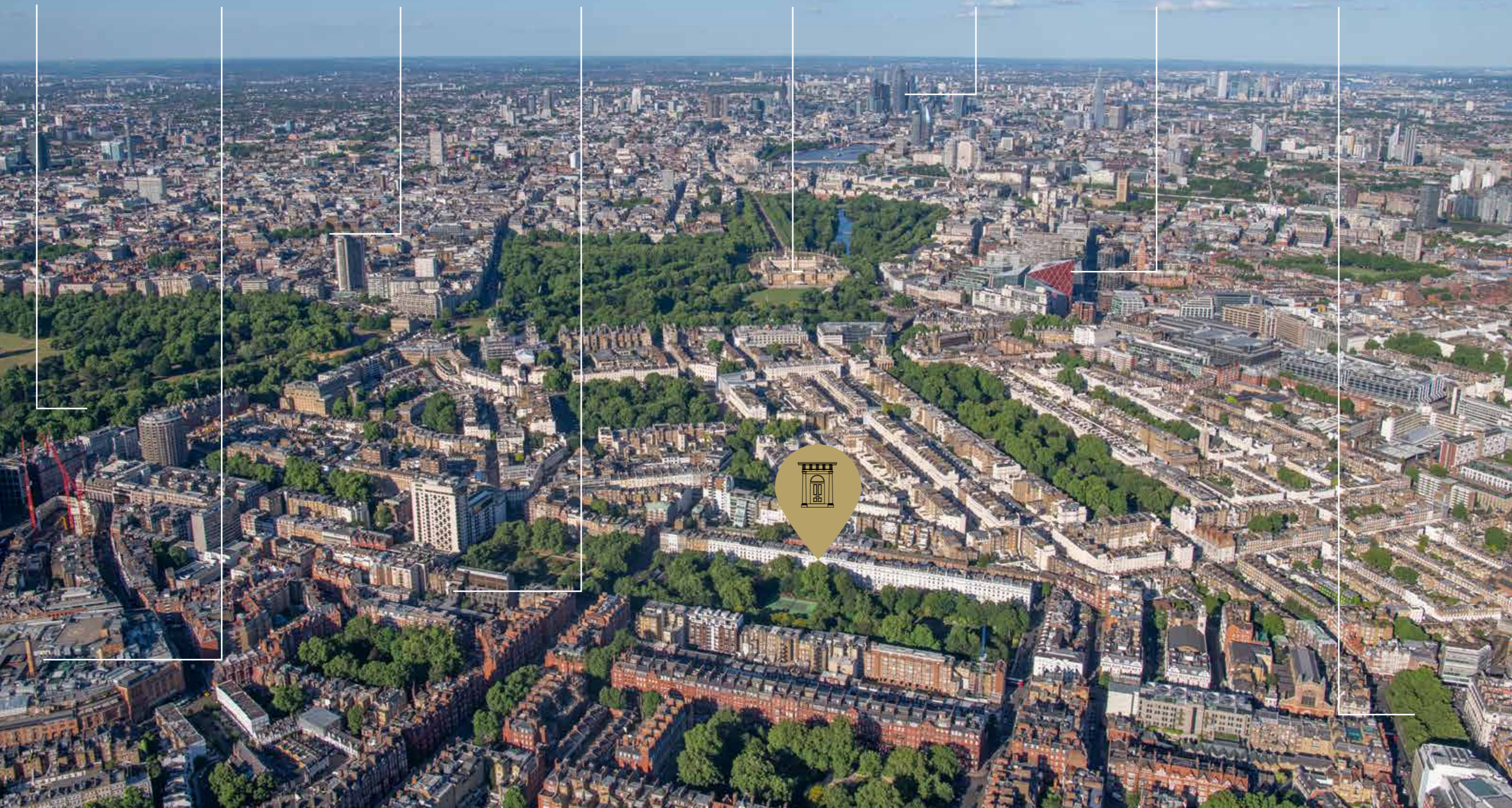
The City



Victoria



Sloane Square



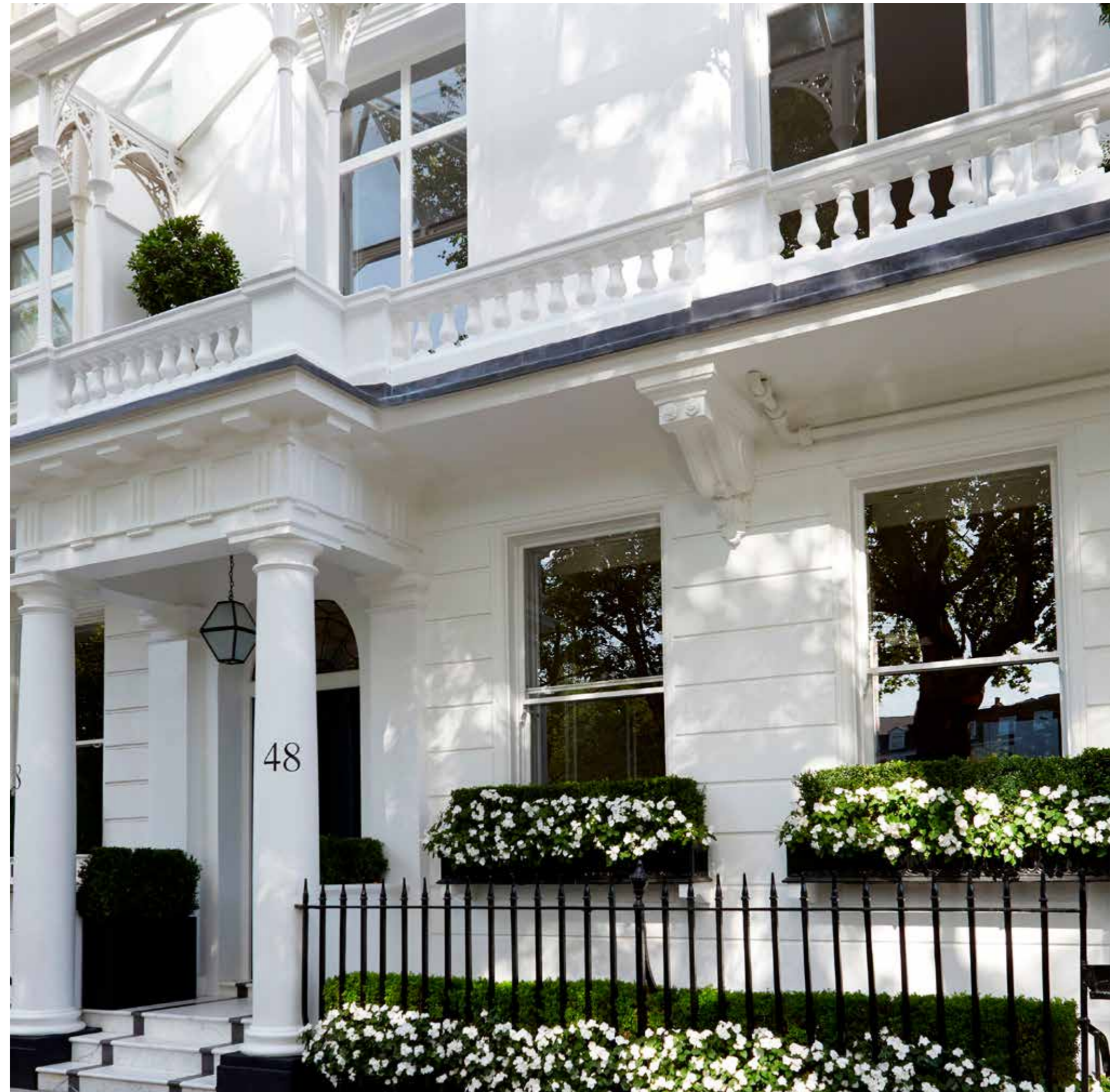


The PROPERTY

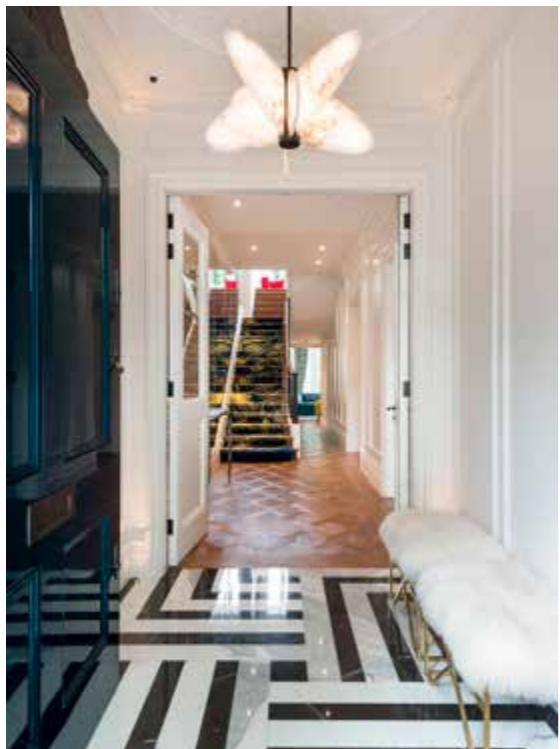
Originally developed by the first Earl of Cadogan in the 17th Century, Cadogan Place remains one of the most desirable streets in London today. No 48 has been completely upgraded for modern living while maintaining the integrity of its protected heritage.

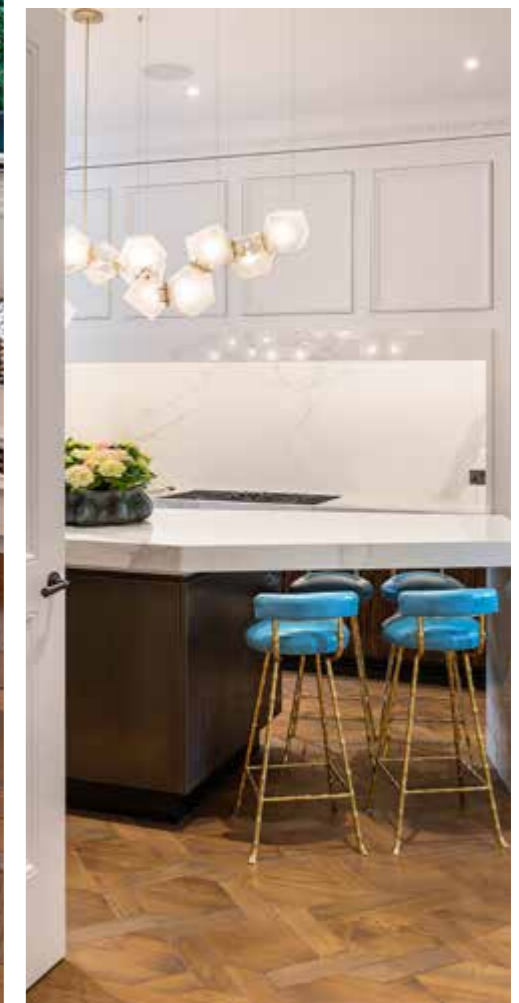
The house provides rare amenity of over 4,000 sq living area arranged over 3 floors, the private entrance leads into high volume dining room, kitchen and reception room. The first floor provides a spectacular master suite and study. There are 3 further guest suites and a media room on the lower floor. All levels have the benefit of 1000 sq ft of outdoor terraces and courtyards.

Cadogan Place residents also enjoy exclusive access to one of the finest private parks in the area, which provides 6 acres of space, including tennis courts, children's playground, dog park, and pleasure grounds.



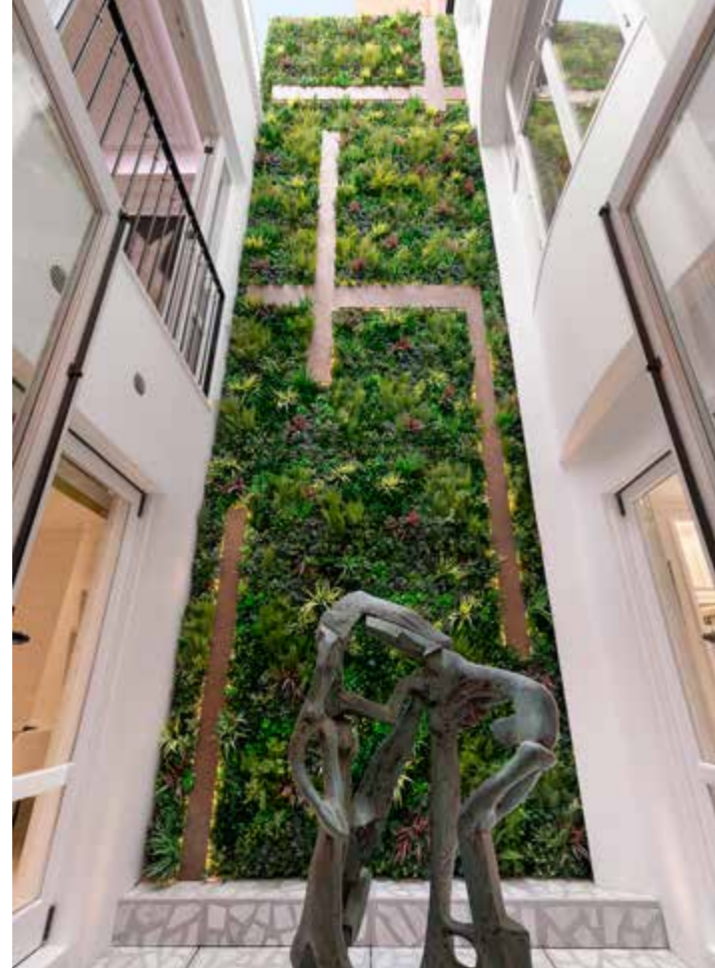














UNDER *The* SKIN

Nuhu's ethos of 'build to keep' ensures that everything you can't see has been specified and installed with as much care and consideration as the finishes you can.

Wall & Ceilings

- Gypson acoustic plasterboard on all ceiling and party walls.
- Stud walls constructed using tanted C16 grade timber
- 12mm water boiled proof ply wood fitted on all dividing walls
- 18mm water boiled proof ply wood fitted on all bathroom walls

Electrics

- Bespoke cable mangement system
- Screened CAT 6 cable pn AV system to prevent interference
- Over-sized RCD protected fuse board

Flooring

- Dittra matt laid under stone floor areas
- Therolay premium under lay in carpeted areas
- Fully tanked showers and bathroom floors
- Acoustic thermal insulation under wood floors

Technology

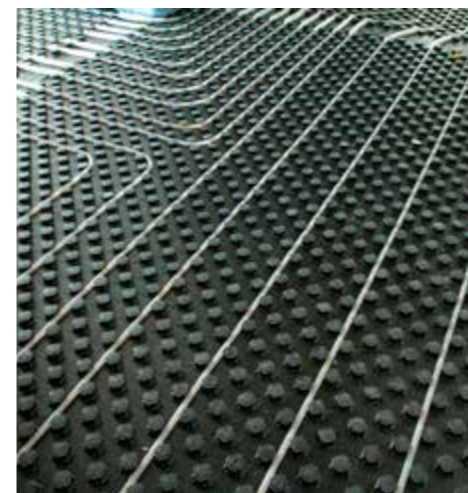
- Control 4 home automation system
- Lutron lighting
- Integrated speakers
- Remote access
- Future proofed cabling

Plumbing

- Premium copper piping used through-out
- High efficiency Vaillant gas fire boiler
- AVC hot water tank
- Timoleon wet-under floor heating through out
- Linear drain system in showers
- Cabinet water softener

Heating Control & Ventilation

- Air conditioning provided though out all principle areas
- A combination of wet underfloor heating and radiators through out
- Redundancy provision for both heating and hot water





The FLOORPLANS



Lower Ground Floor
Ceiling Height 2.7m



Ground Floor
Ceiling Height 3.2m



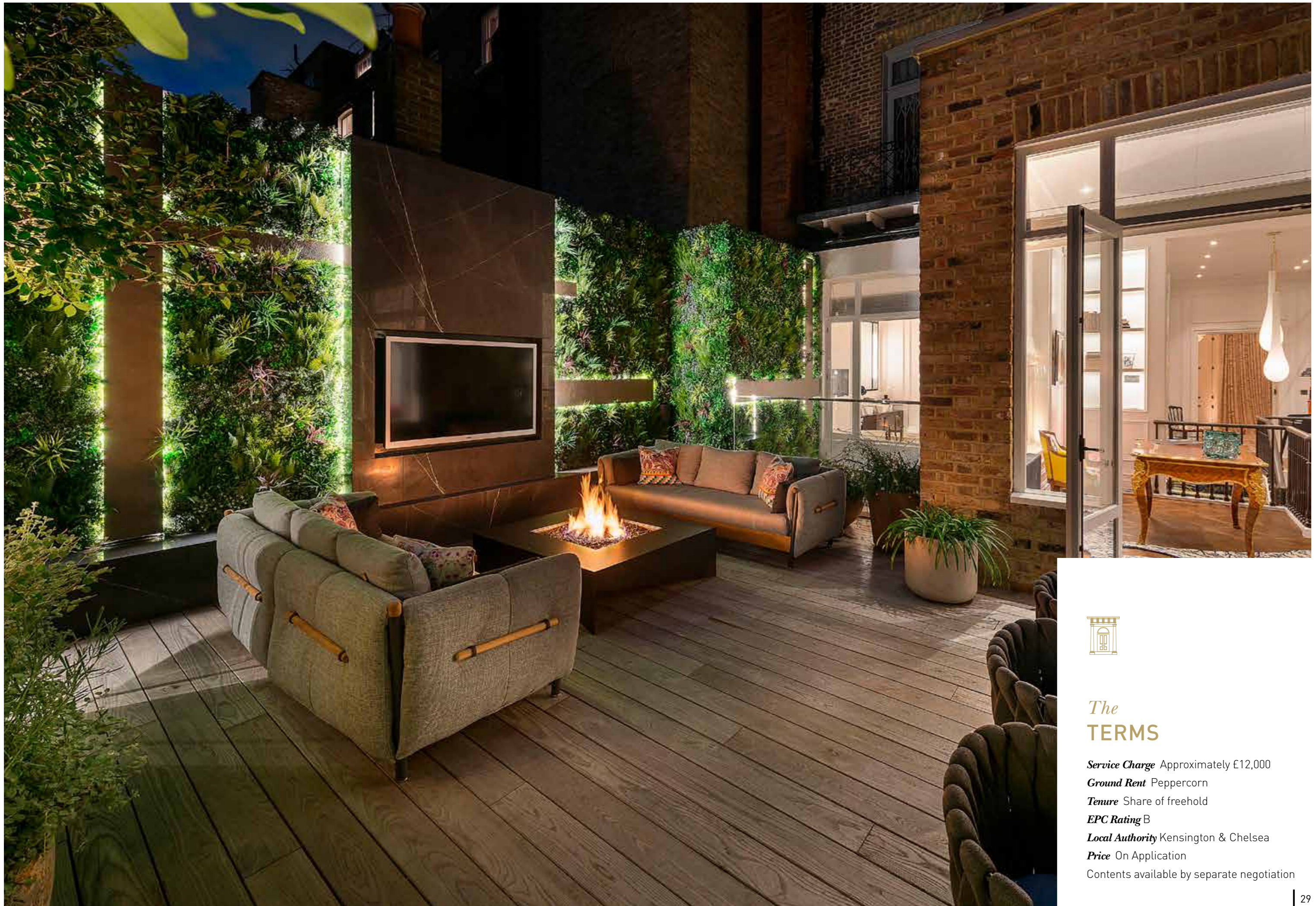
First Floor
Ceiling Height 3.5m



Approx Internal Area
371.89 Sq M – 4,003 Sq Ft

Approx External Area
84.17 Sq M – 906 Sq Ft

Approx Total Area
456.06 Sq M – 4,909 Sq Ft



The **TERMS**

Service Charge Approximately £12,000

Ground Rent Peppercorn

Tenure Share of freehold

EPC Rating B

Local Authority Kensington & Chelsea

Price On Application

Contents available by separate negotiation



The
DEVELOPER

Nuhu+ brings together extensive international lifestyle and development expertise to provide properties of unparalleled style and sophistication within prime central London and Monaco.

Nuhu+ is fast differentiating itself as the "go to developer" for more considered design, enduring quality, growing value, and ease of lifestyle.

nuhu +

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POSITIVELY BETTER LIVING

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