



Cadogan Square, Knightsbridge SW1X



A duplex apartment in Knightsbridge **SW1X**

An outstanding apartment in a premier Knightsbridge address, situated within a handsome Grade II listed building.

This apartment offers excellent living and entertaining space with three floor to ceiling windows in the reception room and French doors onto the balcony.

Providing ample accommodation, extending to approximately 1948 sq ft (191 sq m), there are two bedrooms, two stylish bathrooms and modern fitted kitchen, with the mezzanine level providing the third bedroom, en-suite bathroom and TV area. The apartment further benefits from air-conditioning and lift. Residents of the building also have access to the communal gardens (by separate application).



EPC
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Guide price: £6,500,000

Tenure: Share of freehold plus leasehold, approximately 990 years remaining

Service charge: £11,200 per annum, reviewed every year, next review due 2023

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H

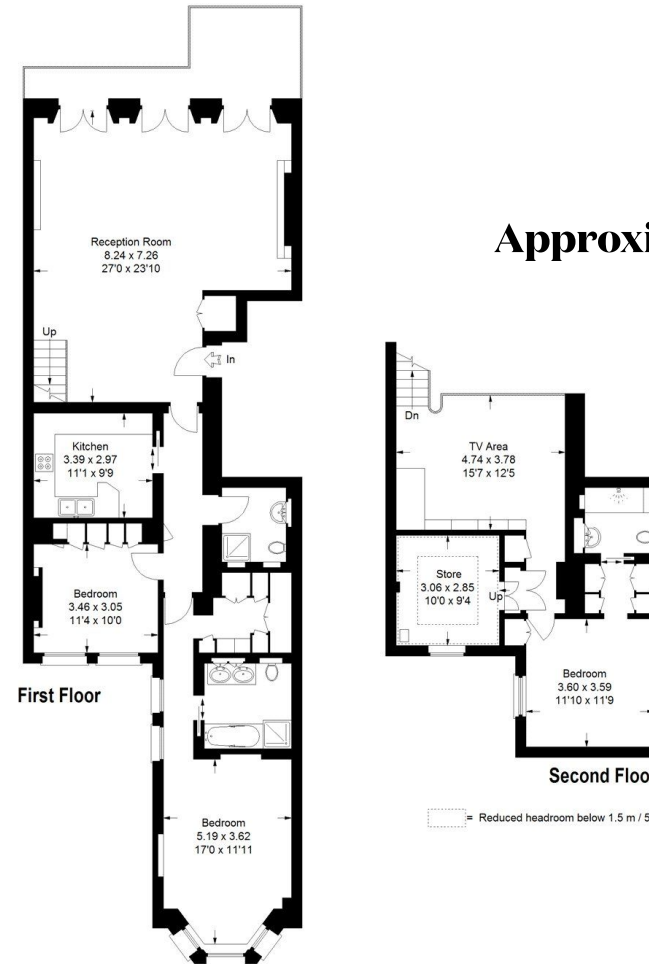








Approximate Gross Internal Floor Area 181 sq m / 1948 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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