



63

CADOGAN
STREET

SW3 2QP



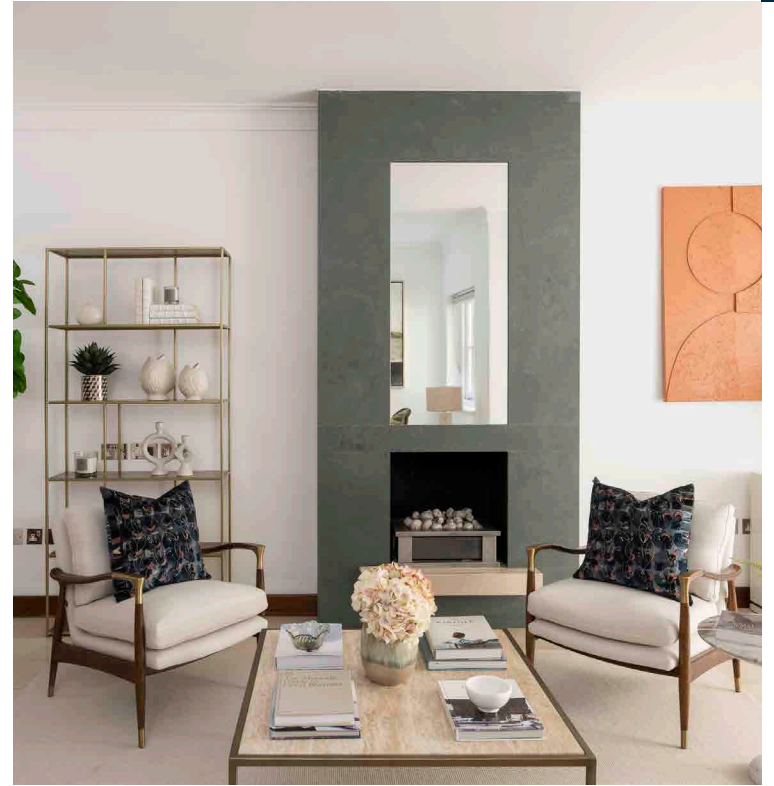
CHELSEA LIVING

A superb part stucco fronted south facing period freehold Chelsea town house located between Sloane Avenue and Sloane Square.

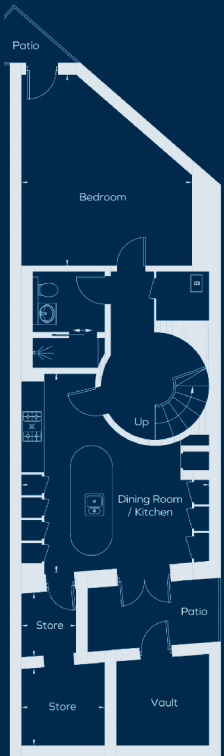
63 Cadogan Street is arranged over four floors, providing an equal balance of entertaining and bedroom accommodation with air conditioning throughout.

The house also benefits from a 30 foot garden and a panoramic roof terrace.

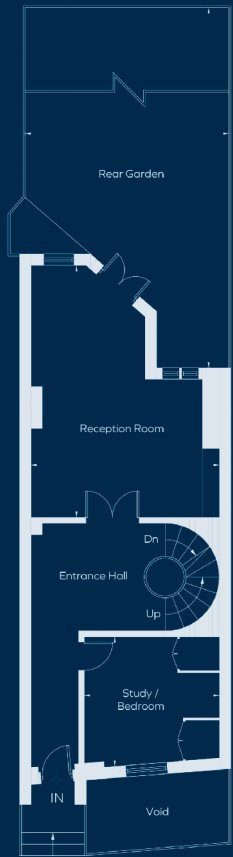




LOWER GROUND FLOOR

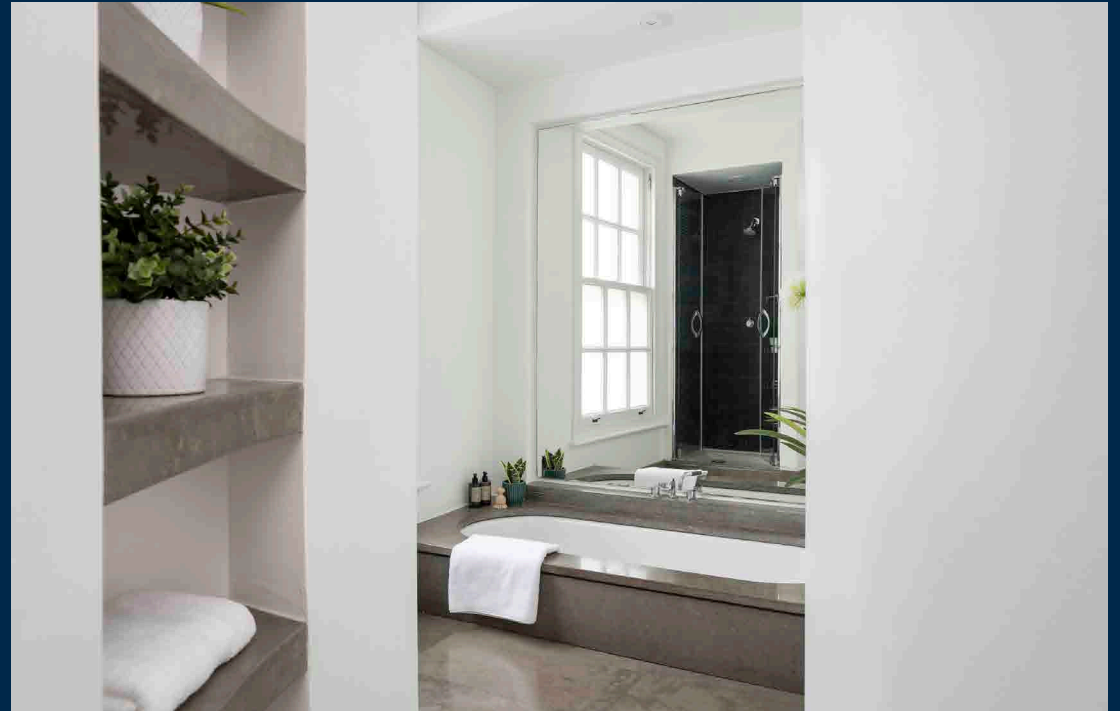
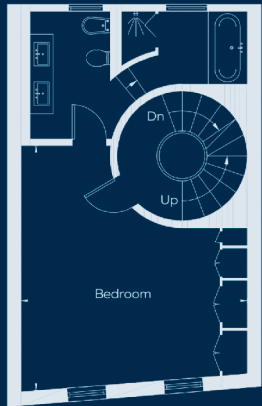


GROUND FLOOR

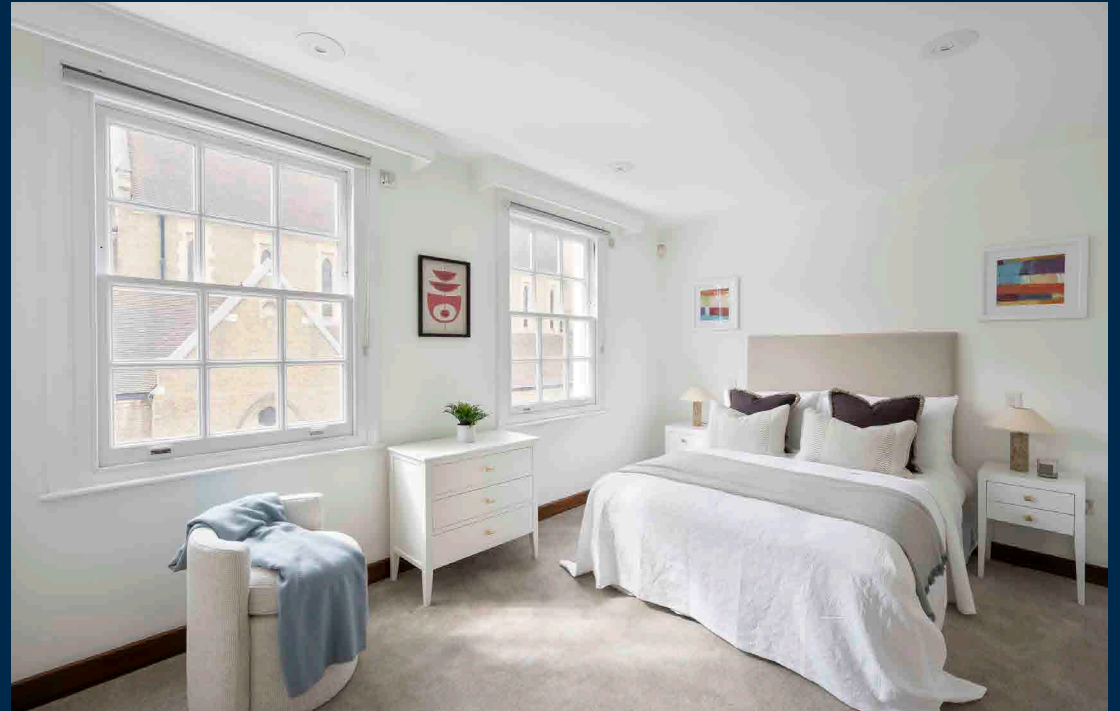
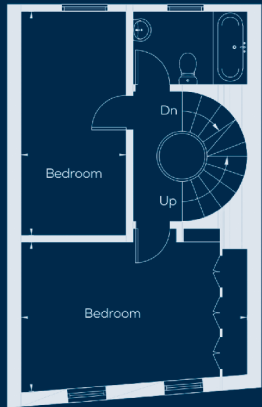


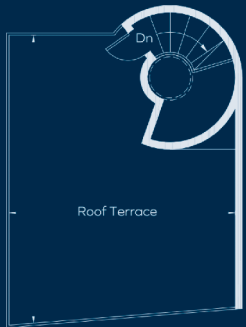


FIRST FLOOR



SECOND FLOOR

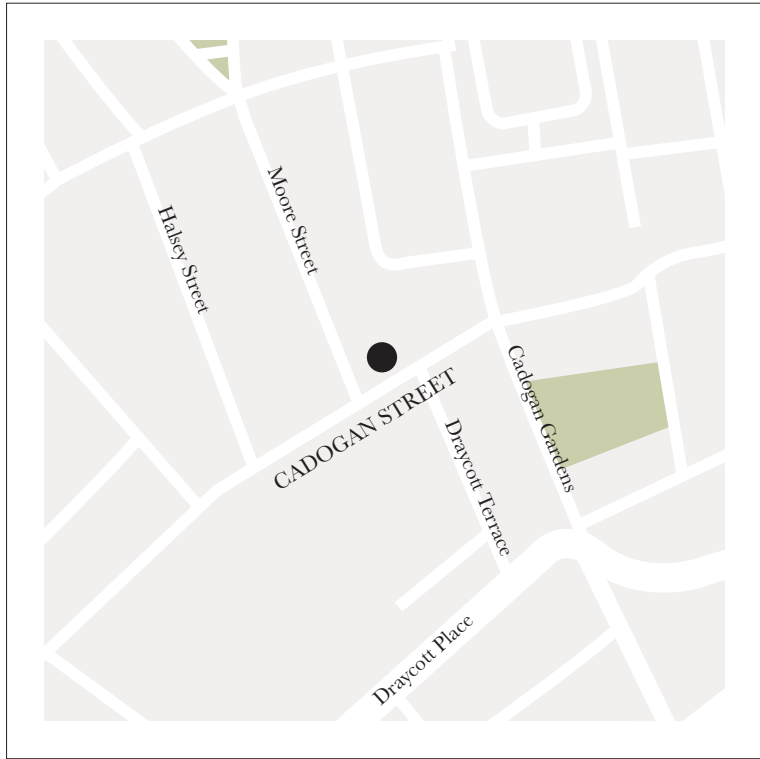






ROOF TERRACE



THE LOCATION



Walking distances (in miles)

| | |
|------------------------------------------------------------------------------------------------------------------|-----|
| Harrods | 0.5 |
| Harvey Nichols | 0.6 |
|  Sloane Square Underground | 0.3 |
|  South Kensington Underground | 0.7 |

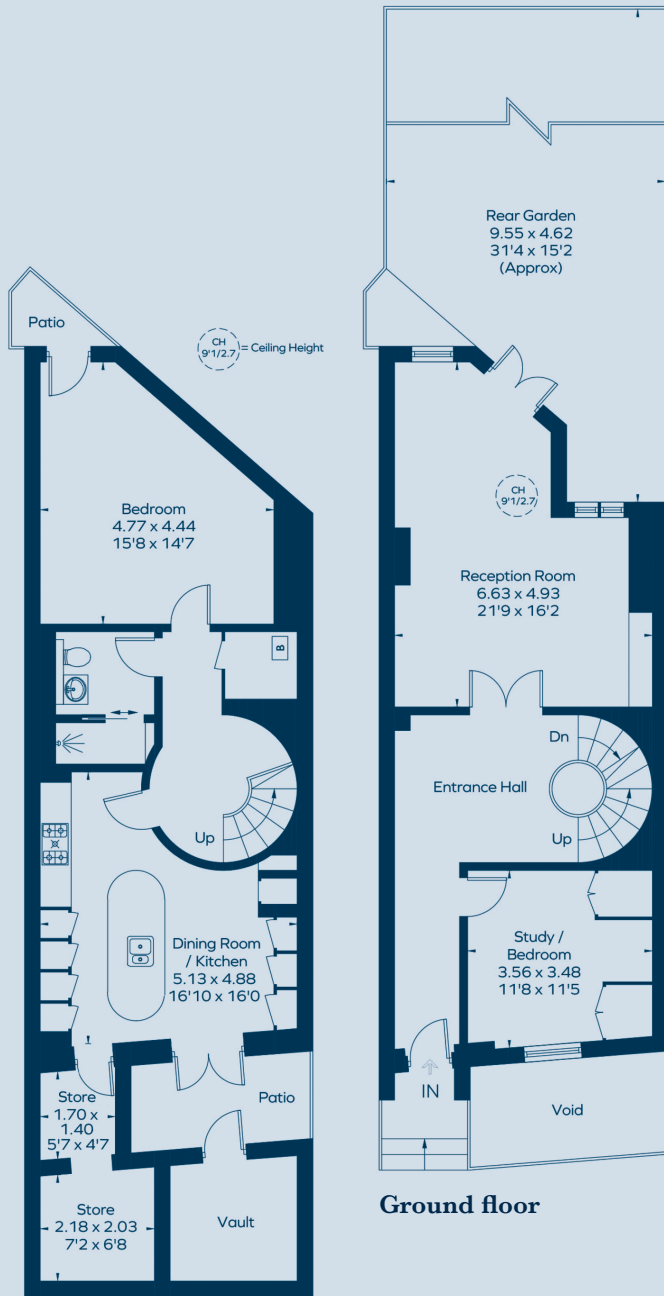


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Approximate gross internal area (excluding Vault):
2238 sq ft / 207.9 sq m

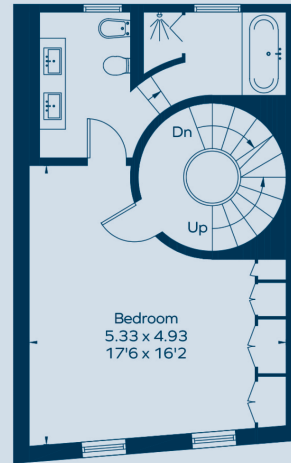
| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------------|---|---------|-----------|
| Very energy efficient - best rating code | | | |
| (94-100) | A | | 85 |
| (81-93) | B | | |
| (69-80) | C | 74 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - worst rating code | | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | | |

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 and shapes before making any decisions reliant upon them. (ID912526)

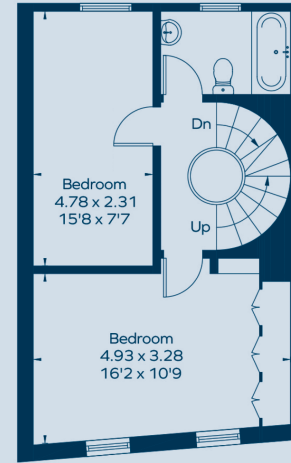


Lower ground floor

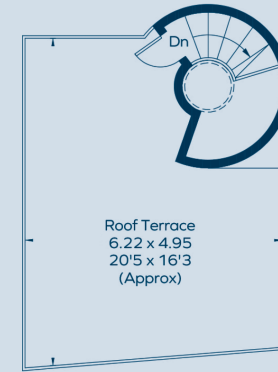
Ground floor



First Floor



Second Floor



Roof Terrace



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