



Cadogan Gardens, London **SW3**

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This stylish two bedroom flat is located on the ground floor of a handsome redbrick building, benefiting from access to access to the communal gardens and second glazed windows throughout. Approximately 911 sq ft (84.6 sq m).

The flat offers a modern Boffi kitchen and a spacious and bright reception room, with wooden flooring and space for a dining area. The two well-arranged double bedrooms have excellent storage.

This is the perfect lateral apartment that would be ideal for a pied a terre, investment or home.



Guide price: £2,295,000

Tenure: Share of freehold plus leasehold, approximately 962 years remaining

Service charge: £8,290 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





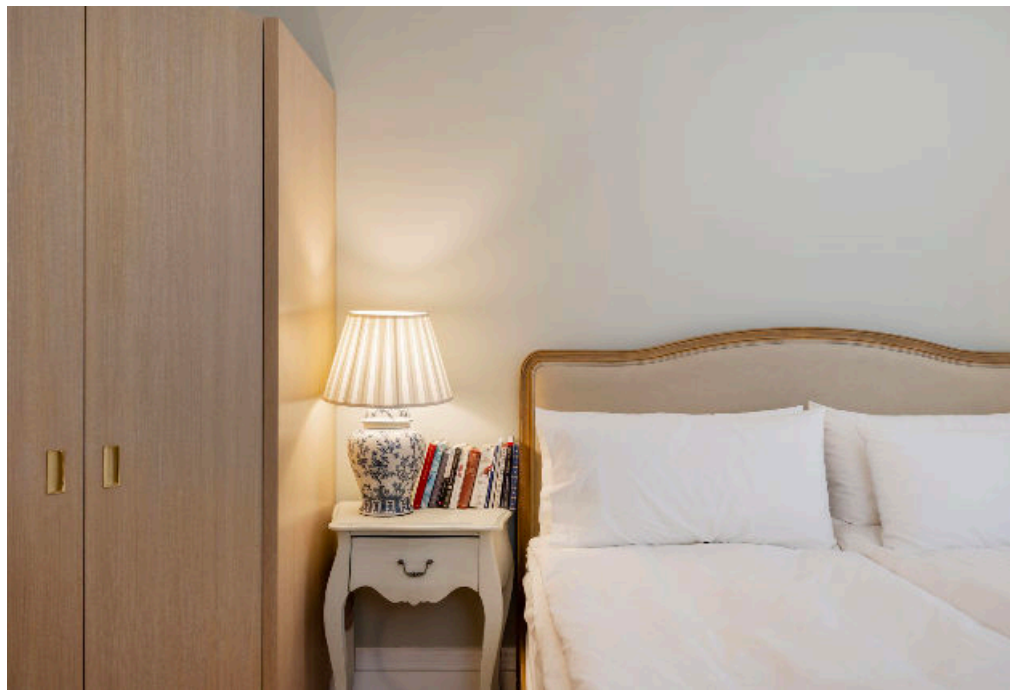
Location

Cadogan Gardens is a highly regarded Chelsea address within close proximity to the Kings Road, Knightsbridge and Belgravia.

Situated just a short distance to Sloane Square the apartment is also close to transport links including the District and Circle Underground lines.

Pavilion Road is opposite the front of the building has also just undergone an extensive renovation and now provides an array of local eateries and artisan shops.



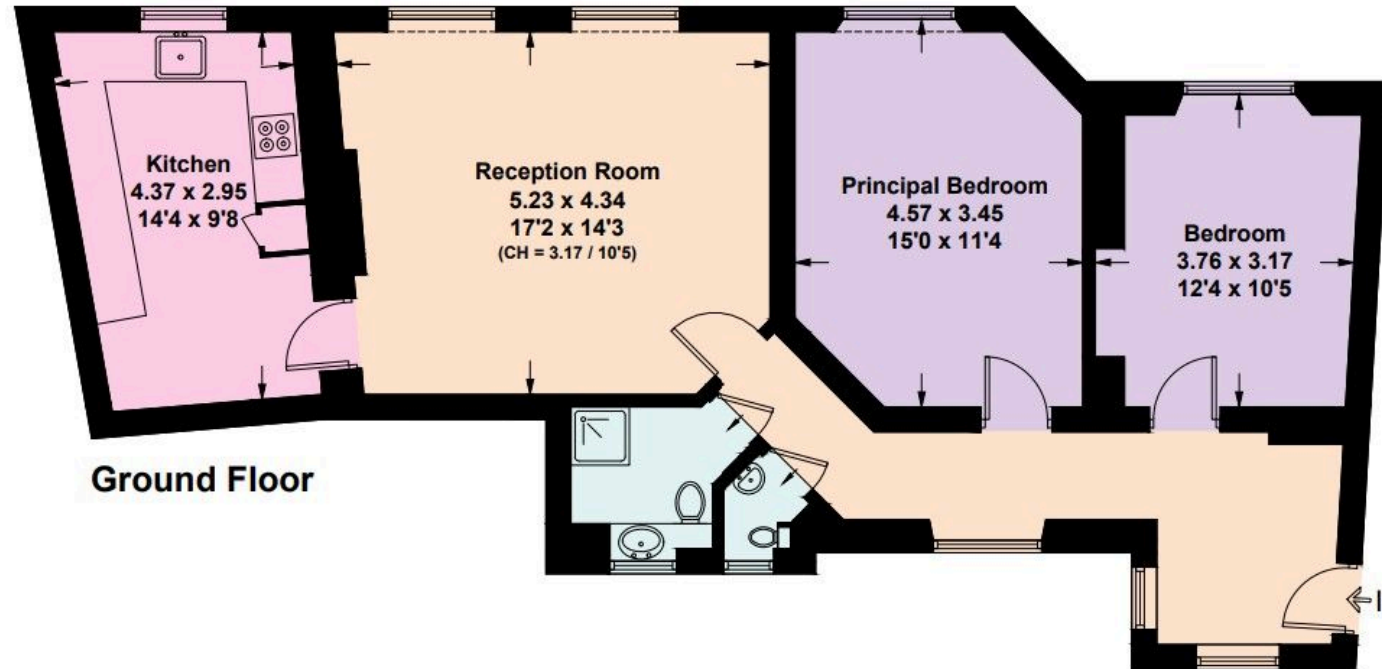




Approximate Gross Internal Floor Area

82.8 sq m / 891 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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