



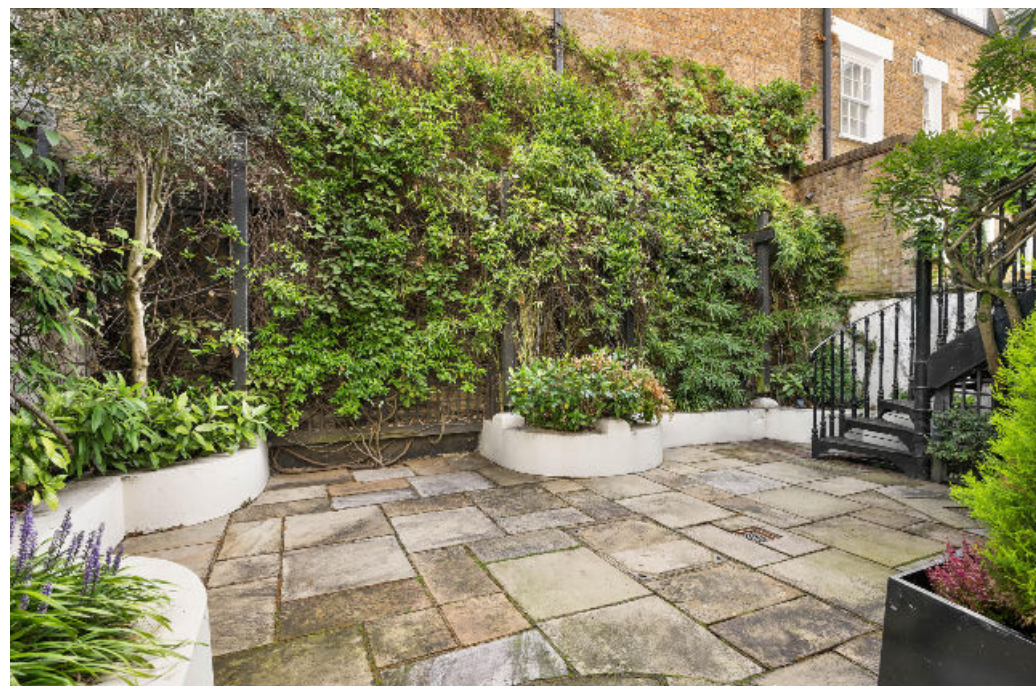
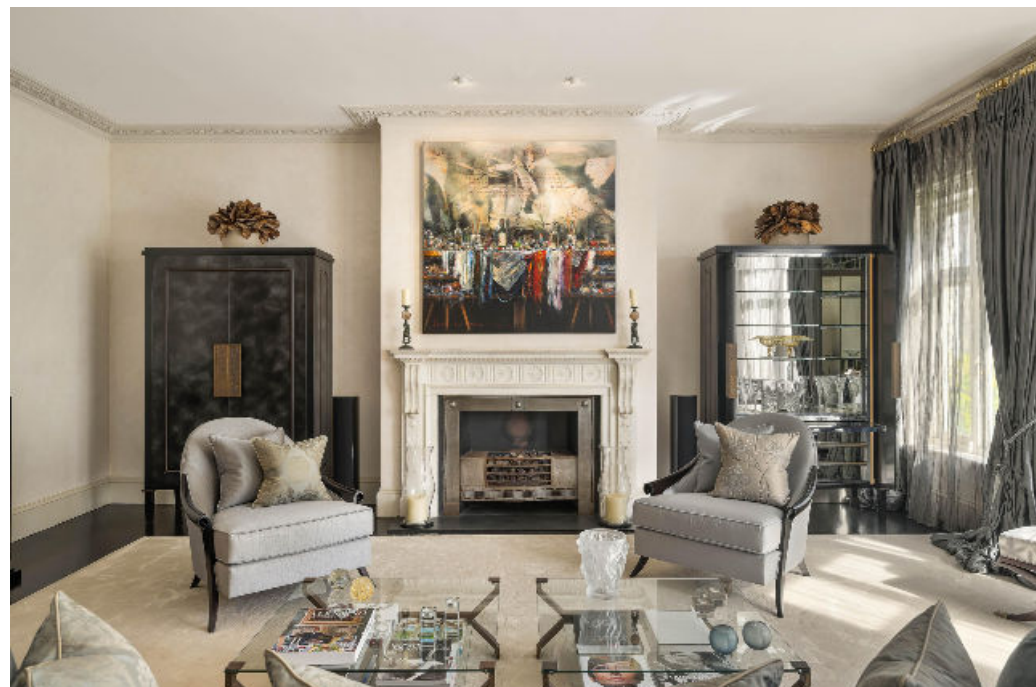
Cadogan Place, London **SWIX**



Cadogan Place, London **SW1X**

This distinguished elegant and spacious garden maisonette, located on Cadogan Place SW1X, offers a blend of refined design and prime positioning on the Chelsea/Belgravia border, with unobstructed views over Cadogan Place Gardens. The property is defined by its high ceilings and sophisticated, contemporary interiors, providing a seamless living experience.

The grand entrance hall leads to an elegantly appointed dining room and a spacious reception room, opening onto a delightful private terrace.



Guide price: £8,950,000

Tenure: Share of freehold plus leasehold, approximately 993 years remaining

Service charge: £22,656 per annum, reviewed every year, next review due 2025

Ground rent: peppercorn

Local authority: Royal Borough of Kensington and Chelsea

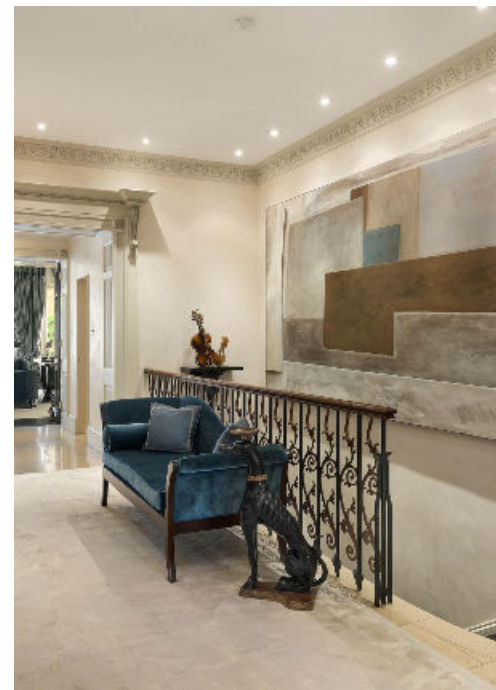
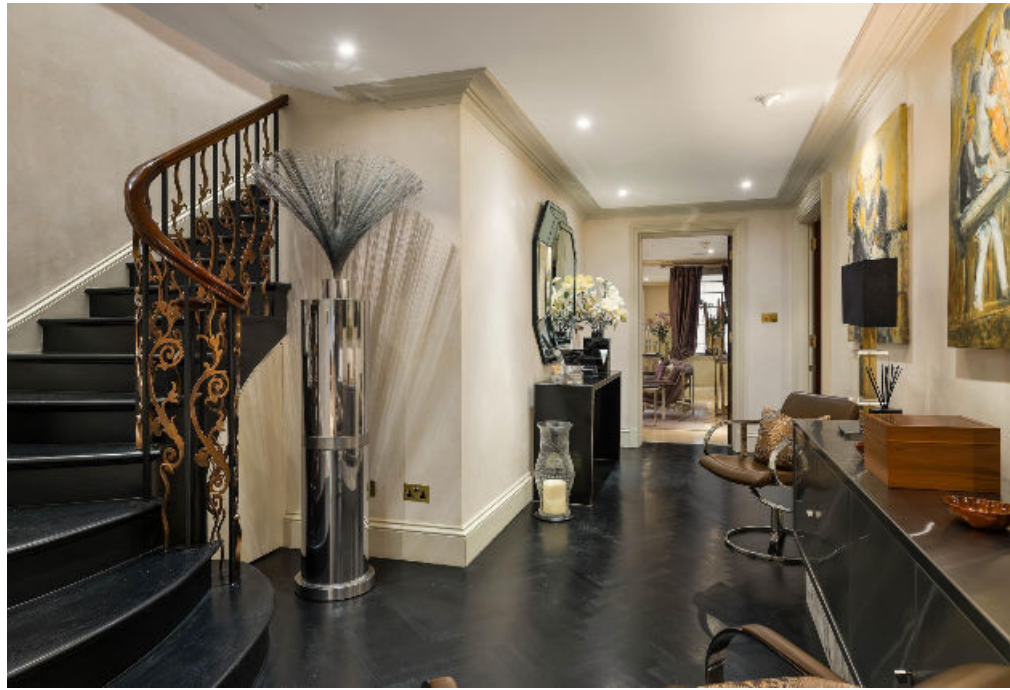
Council tax band: H



The lower floor features a fully equipped kitchen and sitting room, a wine cellar, and a guest bedroom with an en suite shower room and dressing area. The principal suite, notably spacious, includes two bathrooms and a generous sitting/dressing area, with direct access to a private, paved garden.

The property further benefits from a large storage room, guest cloakroom, utility room, and an upper-level minibar. Presented in pristine condition, this maisonette offers a rare opportunity to reside in one of London's most prestigious addresses.

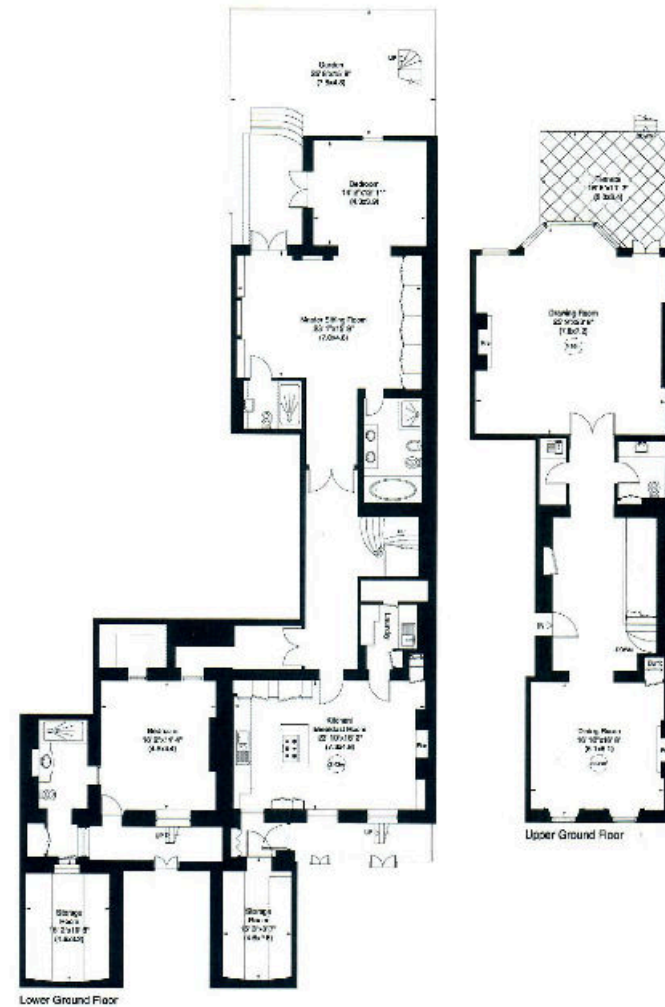




Cadogan Place, SW1X

Approximate Gross Internal Floor Area
346 sq m / 3727 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 2024. Photographs and videos dated September 2024.

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