



# Cadogan Court

DRAYCOTT AVENUE SW3



A highly desirable red brick portered mansion block in the heart of Chelsea.

Arranged over the fourth and fifth floors, this apartment benefits from generous lateral space and an abundance of natural light. The accommodation is well balanced with two stunning reception rooms and four bedrooms making it ideal for a family.



**LOCATION**

Conveniently located between Knightsbridge and Sloane Square offering an array of exclusive boutiques, designer shops and restaurants. Sloane Square underground station is closeby.

**ACCOMMODATION**

- Reception room
- Dining room
- Study
- Kitchen breakfast room
- Principal bedroom with en suite
- Two further bedroom suites
- Bedroom four
- Guest wc
- Balcony
- Lift
- Porter



**Guide Price:** £7,250,000

**Tenure:** Share of freehold plus leasehold, approximately 950 years remaining

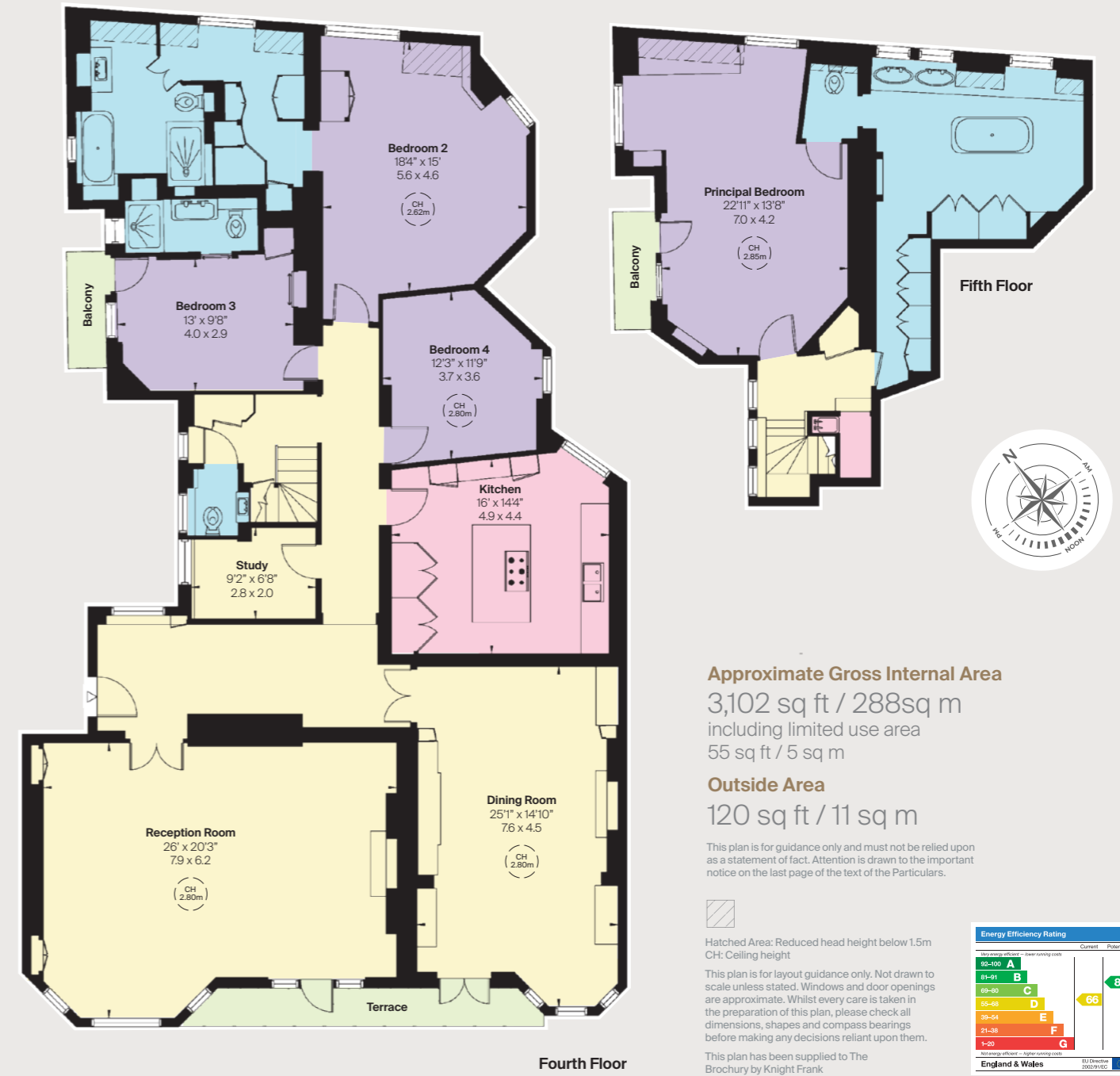
**Ground Rent:** Peppercorn

**Service Charge:** £8,274 per annum, (including sinking fund contributions of £4,005) with next review due 2025

**Local Authority:** Kensington & Chelsea

**Council Tax:** Band H

Please note we have been unable to confirm the service charge and sinking fund, you should ensure you or your advisors make your own enquiries.



**Approximate Gross Internal Area**  
3,102 sq ft / 288sq m  
including limited use area  
55 sq ft / 5 sq m

**Outside Area**  
120 sq ft / 11 sq m

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.

Hatched Area: Reduced head height below 1.5m  
CH: Ceiling height

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, shapes and compass bearings before making any decisions reliant upon them.

This plan has been supplied to The Brochure by Knight Frank

Energy Efficiency Rating		Current	Potential
92-100	A		B2
81-91	B		
69-80	C		B6
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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## Your partners in property



**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 February 2024. Photographs and videos dated February 2024.**

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17/10/24 KF-241006-06-GG