



Cadogan Square, London SW1X

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# Cadogan Square, London **SW1X**

An exceptional two bedroom apartment with direct lift access, situated on the first floor of an elegant Grade II listed red-brick Victorian building, offering a perfect balance of sophistication and practicality in one of London's most desirable locations.

On the first floor, a central hallway leads to a striking bay-fronted reception room with grand proportions. This space is characterised by an impressive width of three floor-to-ceiling French doors that open to a full-width balcony with views over the garden square—a space perfect for al fresco dining and entertaining. Adjacent to the reception room is a separate, well-appointed kitchen with integrated appliances, offering both convenience and style.



**Guide price:** £7,500,000

**Tenure:** Leasehold: approximately 88 years remaining

**Service charge:** £12,937 per annum, reviewed every year, next review due 2025

**Ground rent:** £200 per annum, reviewed every year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H





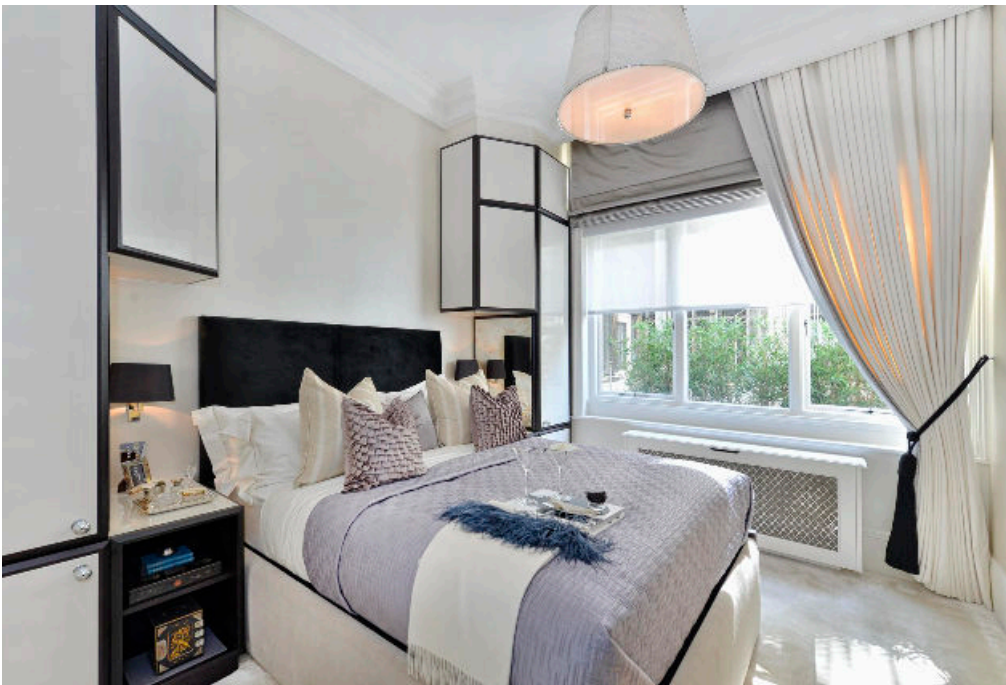




The principal bedroom is discreetly positioned towards the rear of the apartment. It is served by extensive wardrobe storage, its own balcony and a sleek en suite bathroom with a walk-in shower and separate bath. The second bedroom, also benefiting from its own en suite, has ample storage and a south-facing aspect. The property further benefits from a guest W/C in the hallway

This property combines refined living with a prestigious address, offering an exceptional home in a sought-after location.

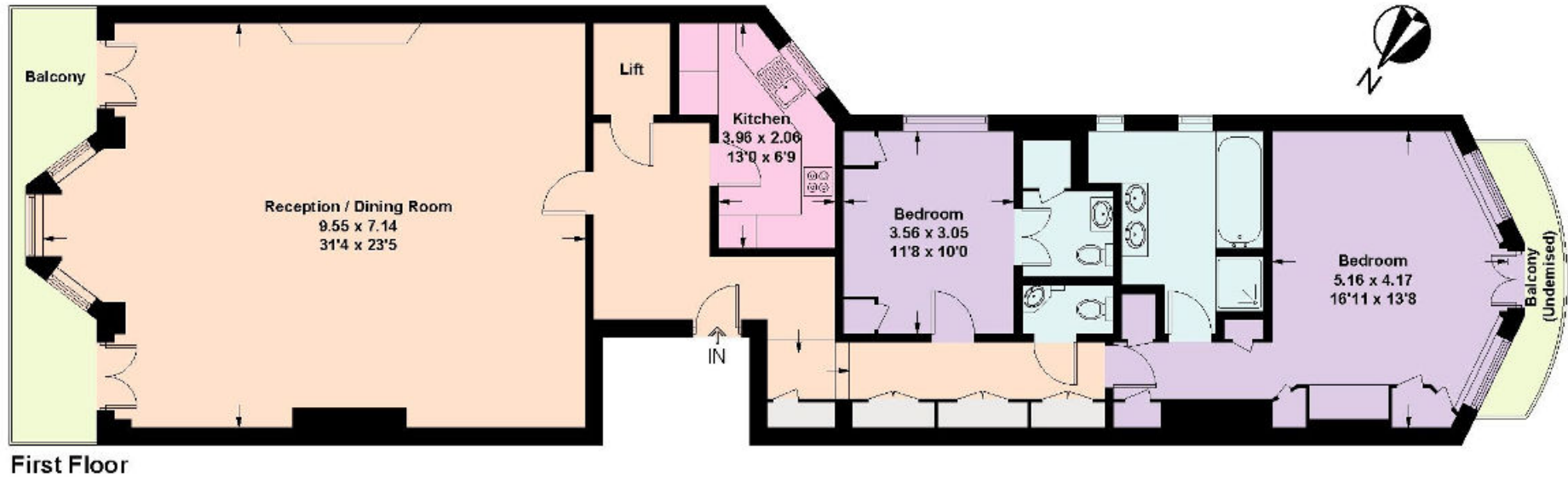
Please note that these photos were taken eight years ago and are not truly reflective of the property's current condition.



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Approximate Gross Internal Floor Area = 147.34 sq m / 1586 sq ft  
(Including Lift)

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 November 2024. Photographs and videos dated January 2014.

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