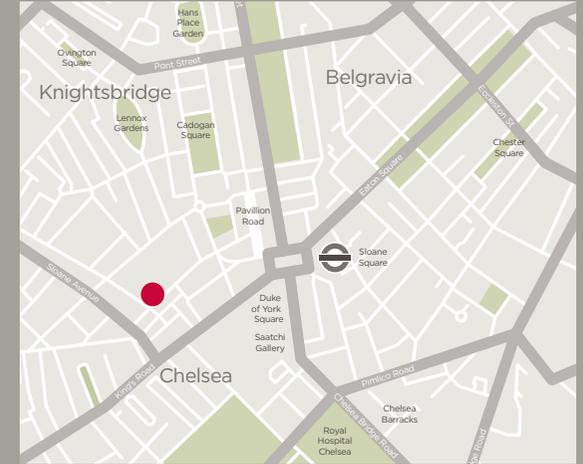


CADOGAN  
COURT  
CHELSEA SW3



# A super family flat on Draycott Avenue, a quiet yet central address close to Sloane Square

Ideally located in the heart of Chelsea, Draycott Avenue is a quiet and little-used street close to not only the Kings Road and Sloane Square, but also the Fulham Road, South Kensington, Sloane Street and Knightsbridge.





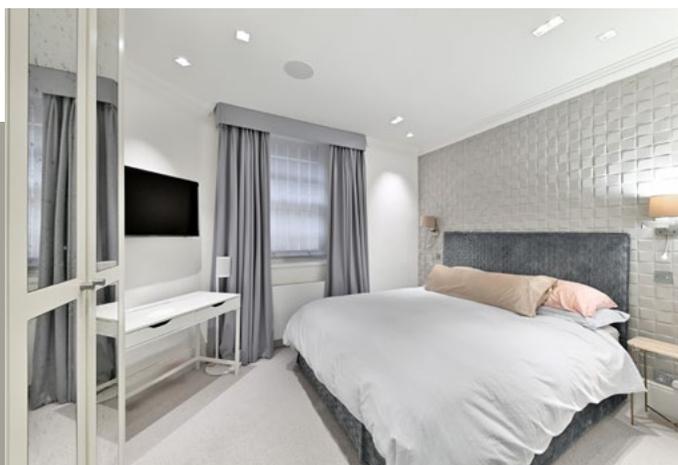
The apartment offers three double bedrooms and a share of freehold in a sought-after portered building. It makes an ideal London home, only moments from the hustle and bustle of the Kings Road and Pavilion Road.

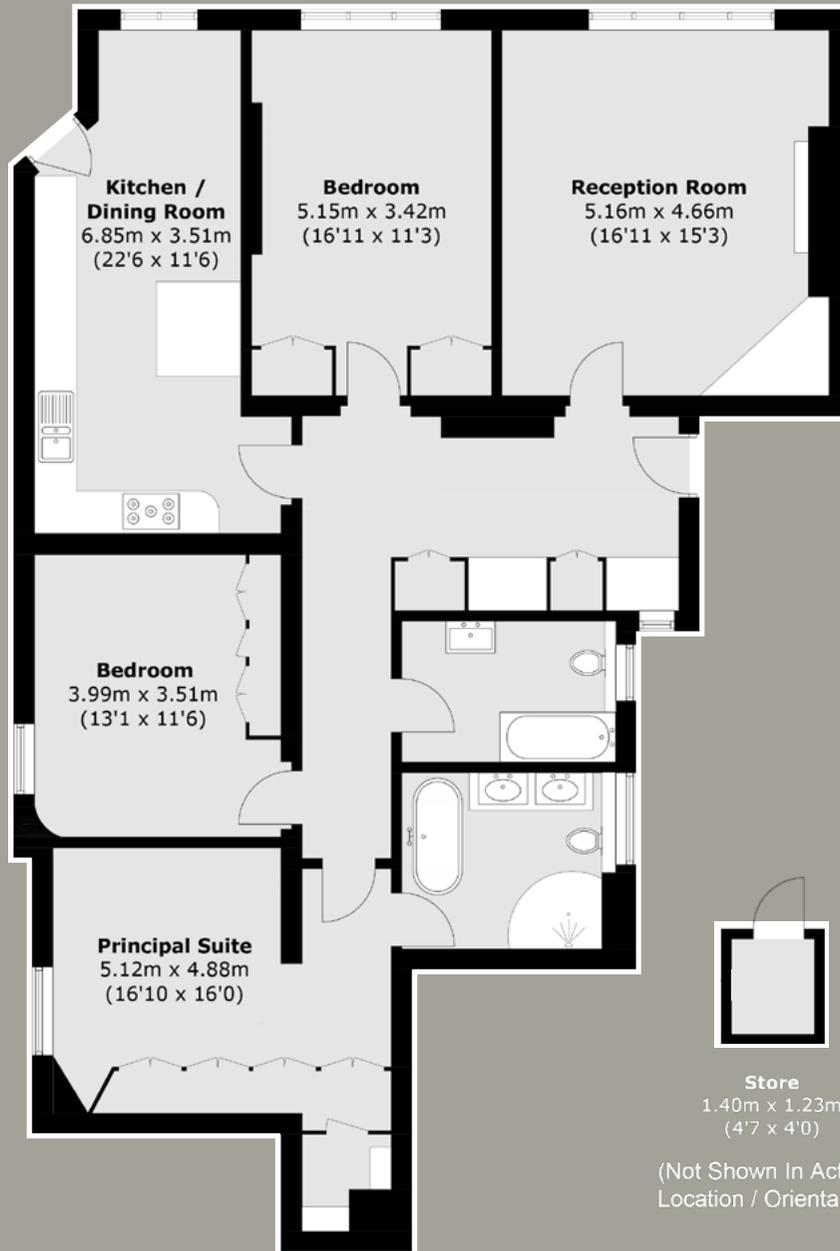
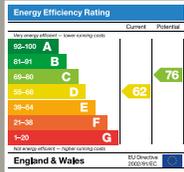
Cadogan Court is a handsome, redbrick portered building with a lift and good common parts.

The apartment was meticulously refurbished within the last three years and presents beautifully with wonderful proportions and generous ceiling heights. There is an entrance hall with excellent storage that opens to the reception room with a central working fire and west-facing light.

The kitchen/dining room is immaculate with high-end appliances and a door into the common parts leading to an additional storeroom.

Two double bedrooms with excellent joinery share a large family bathroom and nicely separated is a principal bedroom with more fine joinery and an en-suite bathroom.





(Not Shown In Actual Location / Orientation)

Approximate Total Area  
1,480 sq ft  
137.5 sq m

Outbuilding  
18.3 sq ft  
1.7 sq m

This plan was supplied to  
The Brochure by Strutt & Parker

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**Tenure:** Approximately 949 years remaining, plus Share of Freehold.

**Ground Rent:** Peppercorn

**Service Charge:** Approximately £4,807.96 per annum

**Reserve Fund Contribution:** Approximately £2,327.60 per annum

**Local Authority:** Royal Borough of Kensington & Chelsea

**Council Tax:** Band G

**Parking:** Residents' permit

**Broadband:** Installed at the property

**EPC:** Rating D

**Asking Price:** £1,850,000

## Chelsea

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