CADOGAN SQUARE
CHELSEA SW3

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A STUNNING 2ND FLOOR APARTMENT WITH ARGUABLY THE BEST VIEW OF THE GARDENS IN CADOGAN SQUARE!

This is a special building in Cadogan Square offered with a share of freehold, therefore a rare example on this fabulous address that is undoubtedly one of the finest garden squares in prime central London.

The apartment is located on the 2nd floor of a handsome building (with lift), that is central to the garden on the south side. The entrance hall is very grand and presents in great condition.

The apartment is similarly well presented with a reception room with 3.5m ceilings and access onto a balcony with breathtaking views into the communal gardens.

The kitchen is just off the reception room with a dining area opposite.

The principal bedroom has a large en suite and a second bedroom / study opens onto a wonderful outside space that is south facing.

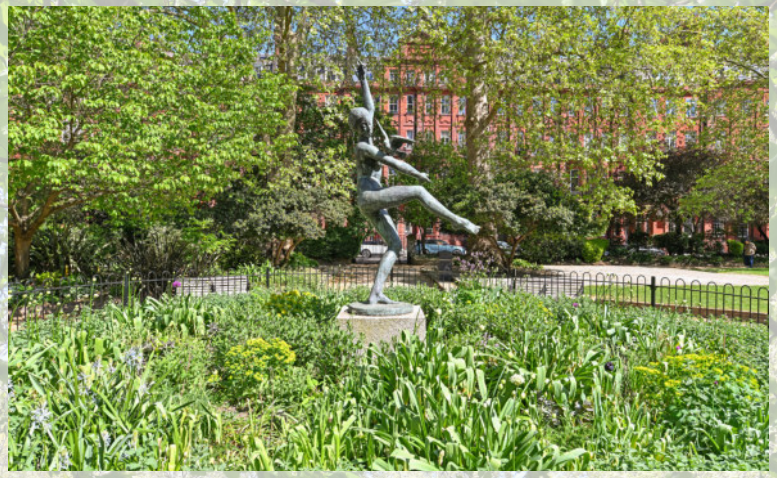
Cadogan Square is within striking distanc and almost equidistant to both Sloane Square and Knightsbridge underground stations.

The village atmospheres of Pavilion Road, Motcomb Street, Walton Street and the Kings Road are all nearby.

There is access to a south-facing outside space off the study / bedroom 2.

Cadogan Square has one of the most sought-after communal gardens near Sloane square and it is rare to have access to a balcony and south-facing outside space off the study / Bedroom 2.

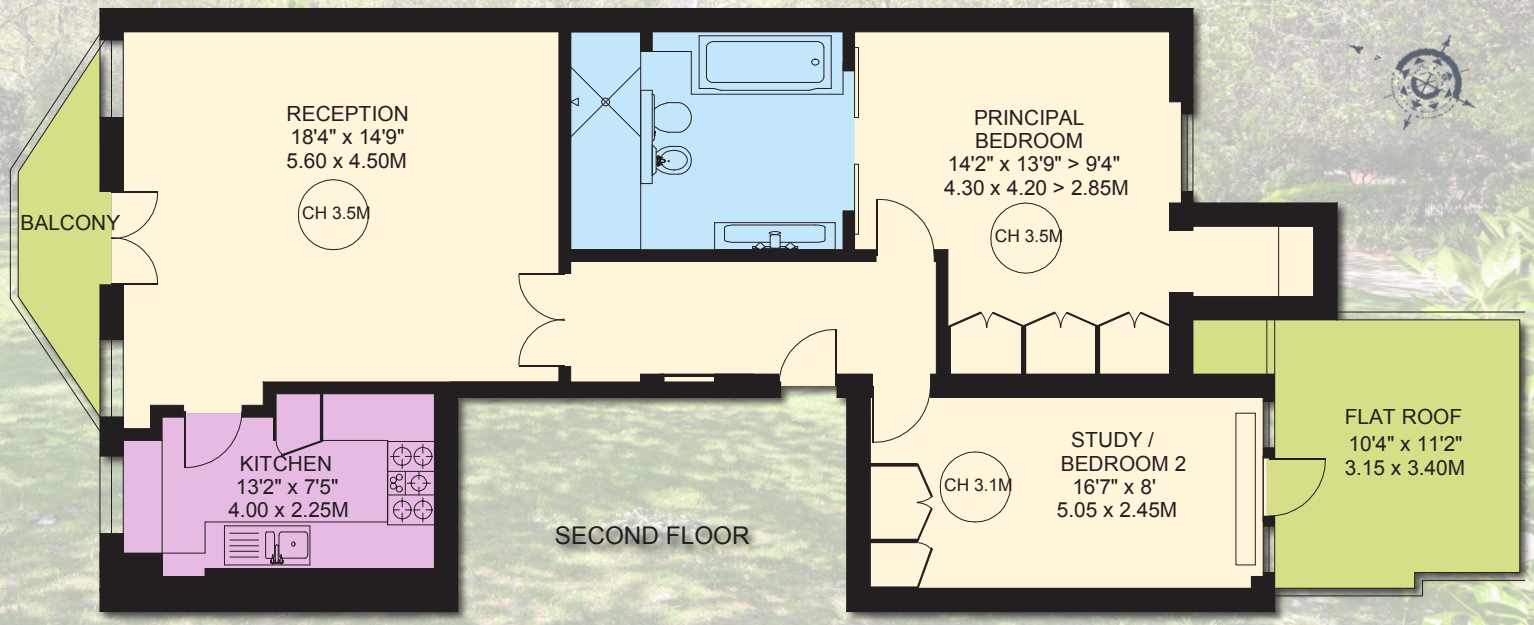
Having the rare share of freehold enables owners to apply for access to the 'Cadogan Square Small Garden' to the rear, a wonderful wild garden that is a rare benefit on the square.



APPROXIMATE GROSS
INTERNAL AREA
84.9 SQ M - 914 SQ FT
(BALCONY NOT DEMISED)

TERMS

Tenure | Share of Freehold circa 980 years remaining
Parking | Residents' parking
EPC Rating | D
Council Tax | Band G
Ground Rent | One white rose, if demanded
Service Charge | £8,500 approx
Asking Price | £2,600,000



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