

Royal Court House

162 Sloane Street, SW1X



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A beautifully appointed duplex apartment set in a Prime Knightsbridge location.

Set behind a handsome period facade, this modern duplex apartment has been refurbished and is presented to a high standard throughout and offers spacious and flexible accommodation. The property has a private entrance on Cadogan Place, 24 hour portorage and access to Cadogan Gardens.



**2 - 3
RECEPTION
ROOMS**



**3 - 4
BEDROOMS**



4 BATHROOMS



LEASEHOLD



2248 SQ FT



**GUIDE PRICE
£3,750,000**



The Property

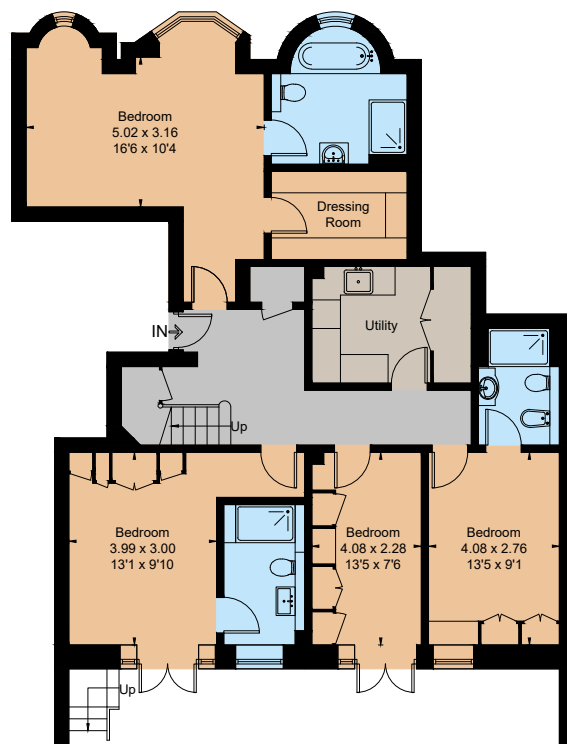
Forming part of the Royal Court House building on Sloane Street, this property has a desirable position within the building and its own entrance on Cadogan Place. Accommodation extends to 2,248 sq ft over two floors, with living and entertaining space on the raised ground floor. There is a large double reception room with bespoke joinery; a stunning room of scale and with beautiful views over Cadogan Gardens. There is a second reception room which currently serves as a study, and would also work well as a TV/media room or formal dining room. To the rear of the apartment there is a large well-appointed kitchen, fitted with high end appliances, a dining area and private balcony overlooking the building's beautiful water feature. The lower ground floor has four double bedrooms, three of which are en suite, and a particularly functional utility room. There is separate access on this floor.

The apartment benefits from access to the stunning Cadogan Place private garden square. Once known as the London Botanic Garden, it now encompasses stunning landscaped lawns and tennis courts. The building has 24 hour portorage and resident's qualify for an RBKC residents parking permit. Sloane Square is just moments away from the transport links and famous amenities of the King's Road, whilst Knightsbridge and Hyde Park are just a few moments away at the top of Sloane Street.

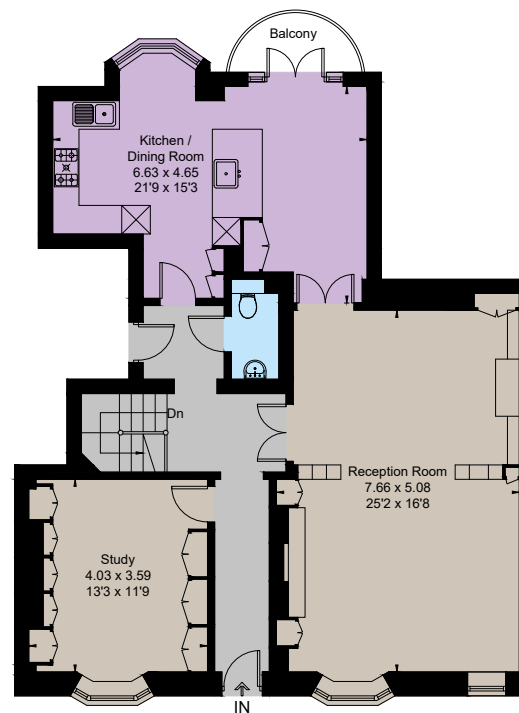




Approximate Floor Area = 208.9 sq m / 2248 sq ft



Lower Ground Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #89871

Floorplans

Approximate Floor Area 208.9 sq m / 2248 sq ft
For identification purposes only.

General

Tenure: Leasehold 147 Years

Local Authority: Royal Borough of Kensington and Chelsea

Service Charge: £20k PA approx

Council Tax: Band H

EPC Rating: C

Parking: You can get an RBKC parking permit

Broadband: Is available

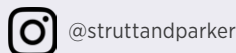
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