

Sloane Street,
Knightsbridge



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An elegant lateral apartment overlooking the gardens of Cadogan Place.

Overlooking some of the finest communal gardens in the borough, this fantastic third floor apartment sits within a boutique development on the border of Knightsbridge & Chelsea, and is served by an around-the-clock concierge team.

The property's lateral layout focuses on a dual-aspect reception room with an accompanying separate kitchen, accessed via a large central hall from which three bedrooms and three bathrooms can be found, as well as a separate utility room.

The apartment is a rare offering to the market, having been in the same ownership for over 35 years to date, with the owner having converted one of the garden-facing bedrooms into a large format dining room and the other into a comfortable private sitting room, leaving ample space in the reception room for entertaining guests.

Access to the gardens and tennis courts of Cadogan Place are bonus features being only a few steps away.



1,532 sq ft (142.3 sq m)

Three bedrooms
Three bathrooms
Dual aspect reception
24-hour concierge
Communal gardens
Leasehold

Guide price £2,500,000



Location

Royal Court House is situated on the corner of Sloane Street and Cadogan Place, an ideal position for access to both Knightsbridge and Chelsea. Served by an attentive team of porters, its main entrance on Sloane Street leads to a generous communal lobby overlooking a central water feature running almost the full length of the building, bridged by a glass walkway connecting the two sides of the development. Further entrances from Cadogan Place allow swift access from the nearby communal gardens to the lift lobbies along the building, with the ground floor maisonettes within the block having their own private entrances from the street. Its prime location allows residents excellent access to a wealth of world-class dining and shopping destinations, as well as some of the finest schools in the area.

Postcode region: SW1X

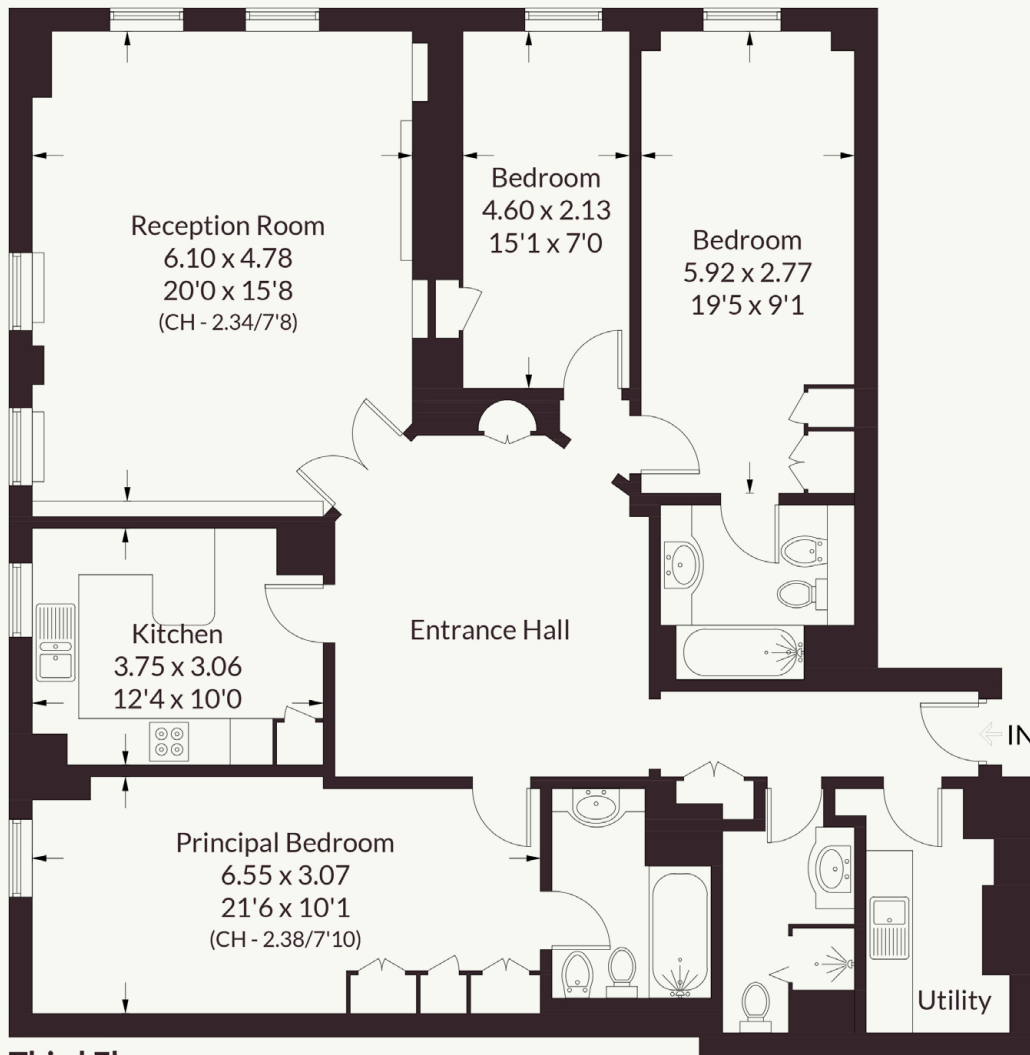
History

The building itself was developed in the late 1980s as an amalgamation of 83-89 Cadogan Place, 162 Sloane Street and 1-6 Ellis Street, culminating in a six-story scheme of 24 apartments and a run of street-level retail outlets. To maintain a consistent look, the original building facades were preserved, hiding the development somewhat among the terraces while focusing the eye on a central stucco block housing the main entrance and porter's desk.

General

Tenure: Leasehold, 56 years
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax: Band H
EPC Rating: D
Service Charge: £21,399 per annum including £6,012 annual reserve fund contribution
Ground Rent: £2,400 per annum
Parking: Permit
Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Approximate Gross Internal Area
142.3 sq m / 1532 sq ft



Third Floor

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.

Produced for Strutt & Parker

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