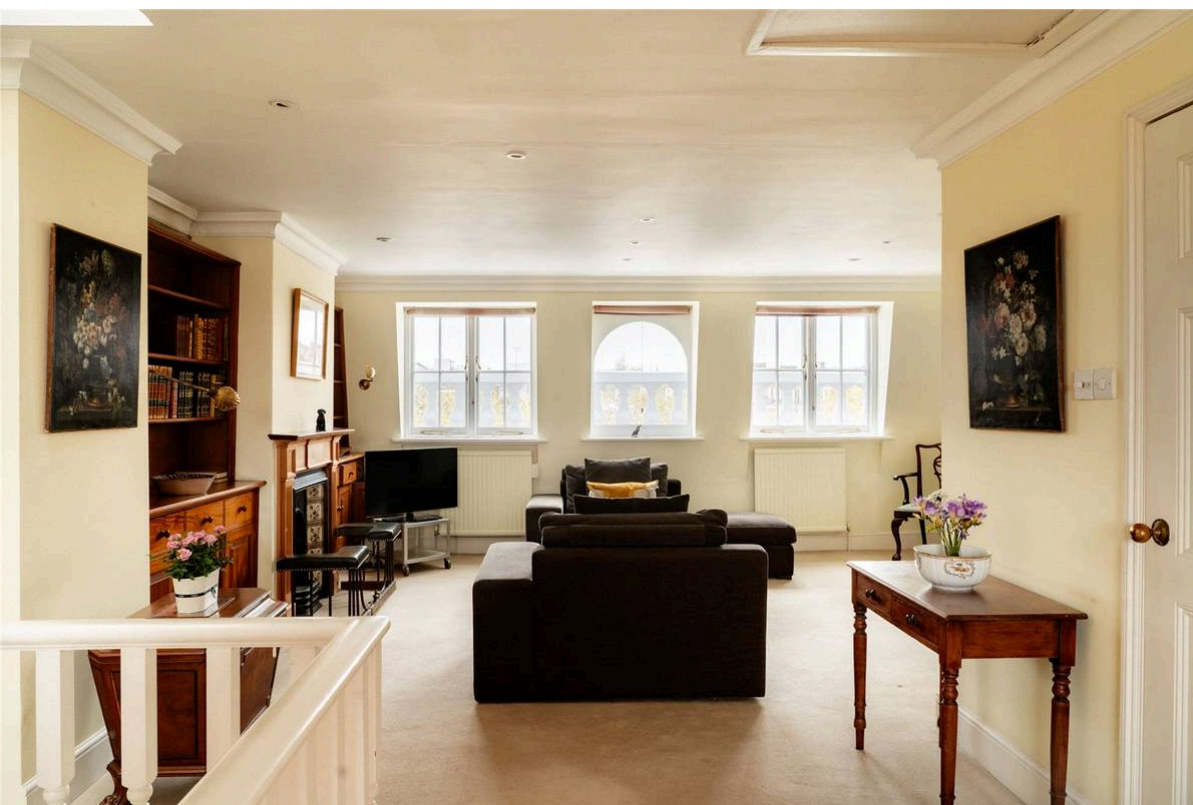




RUSSELL SIMPSON

Bright two-bedroom flat with terrace
and communal garden access

CADOGAN PLACE
BELGRAVIA SW1X

Cadogan Place

£2,250,000

BEDROOMS 2	INTERNAL 1,775 SQ FT 164 SQM	OUTDOOR 84 SQ FT	COUNCIL RBKC
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 51 YEARS	GROUND RENT —	SERVICE CHARGE —



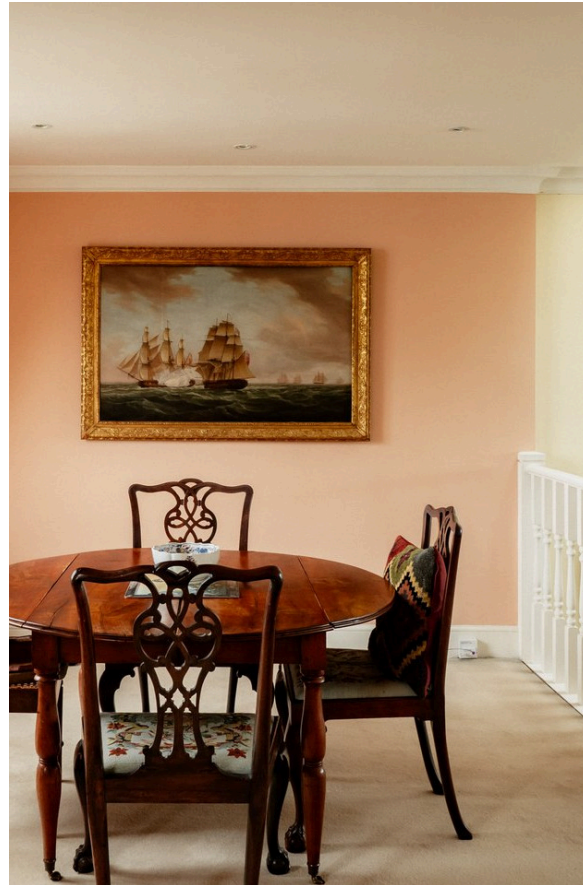
The Property

Charming flat with open views in a white stucco townhouse on a prestigious street, with direct lift access

The property is decorated in comfortable and colourful fashion, but with the potential to be reimagined by a future owner.

Indoor Spaces

The flat focuses on a generous reception room that occupies the entire fifth floor. This includes space for separate dining and seating areas, as well as a centrally-placed kitchen. Morning and afternoon light fill the space through sash windows on two sides.





The Bedrooms

Downstairs are two large bedrooms, both offering ensuite bathrooms with baths. The front door is half a floor below, along with the direct lift access.



Outdoor Spaces & The Neighbourhood



The flat includes an east-facing roof terrace with enough space for outdoor eating. It forms part of an impressive townhouse with a lift and white stucco façade. Residents also have the right to access Cadogan Place Gardens opposite, with eight acres of lawns and tennis courts.

Cadogan Place is a prestigious address in Belgravia, running parallel to Sloane Street. Its stuccoed terraces were laid out in the early nineteenth century, attracting celebrated residents such as the abolitionist William Wilberforce and the Prime Minister Harold Macmillan.

From here, the neighbourhoods of Knightsbridge and Chelsea are close, providing an excellent range of restaurants and shops. Sloane Square underground station is also nearby, while the open spaces of Hyde Park are within walking distance.

Cadogan Place, SW1

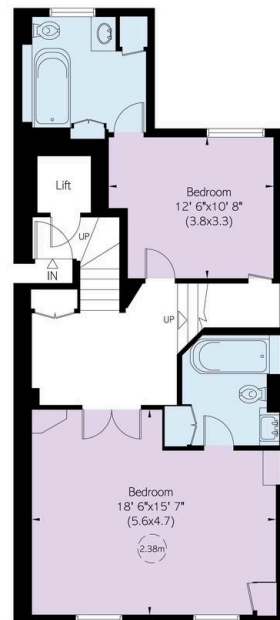
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Approximate Internal Area
1,775sq ft/ 165 sq m

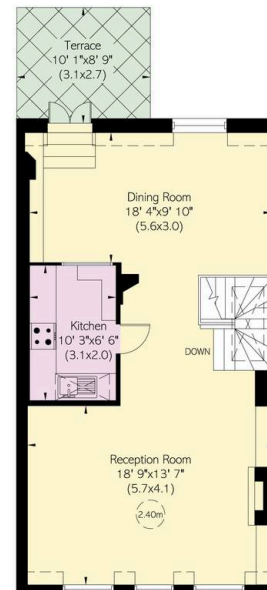
**Including limited use area
and loft (undemised)**
446 sq ft/ 42 sq m

Outside Area
85 sq ft/ 8 sq m

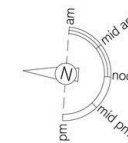
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



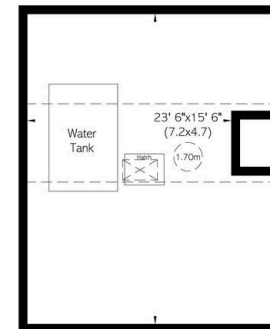
Fourth Floor



Fifth Floor



Reduced head height below 1.5m



Loft (undemised)

**RUSSELL
SIMPSON**

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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021