



CHATTERTON | REES



Flat 12, 70-72 Cadogan Square, London, SW1X 0EA
£3,995,000



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Flat 12, 70-72 Cadogan Square

£3,995,000

London, SW1X 0EA

- Air Conditioning
- Newly Refurbished
- Caretaker
- Penthouse Apartment
- Lift
- Access to Cadogan Square Gardens

A fantastic opportunity to purchase a newly refurbished best in class 3 bedroom penthouse apartment on the prestigious Cadogan Square. Featuring uninterrupted views across London and Air Conditioning.

Entered on the 5th floor (with lift), the apartment is entered into a wide hallway which provides access to principal rooms. Turning right and accessed through elegant double doors, there is a stunning open plan reception room and kitchen of over 28 ft in width. A large window offers far-reaching views over the rooftops and brings in excellent afternoon light. To the right is a reception area, with a central dining table and to the left, is a bespoke kitchen with fully fitted appliances and a conveniently positioned pantry. This is a fantastic and most versatile space in which to relax or entertain.

With views over Cadogan Square and gardens, there is a principle bedroom with built-in storage and an en-suite shower room. Adjacent is a second double bedroom which is supported by a separate shower room, adjacent to which there is also a conveniently located guest cloakroom. On the 6th floor, there is a further bedroom with en-suite shower room, which could also be used as a home office or media room.

Cadogan Square is arguably the most sought-after communal garden square in Knightsbridge. Built between 1877 and 1888, the square offers beautiful red brick architecture and is the heart of the Cadogan Estate. Centred on the square is an elegant garden offering ornamental planting, sweeping lawns and a tennis court. The gardens have remained relatively unchanged since being first laid out in 1886 and are for the exclusive use of the residents. Within easy reach are the world-class shops, bars, schools and restaurants to be found on Sloane Street, the Kings Road, the Old Brompton Road and the Fulham Road. Sloane Square station is 0.3 miles away, Knightsbridge Station is 0.6 miles away and South Kensington Station is 0.7 miles away







Floor Plans

Cadogan Square, SW1X

Approximate Floor Area = 142.48 sq m / 1534 sq ft

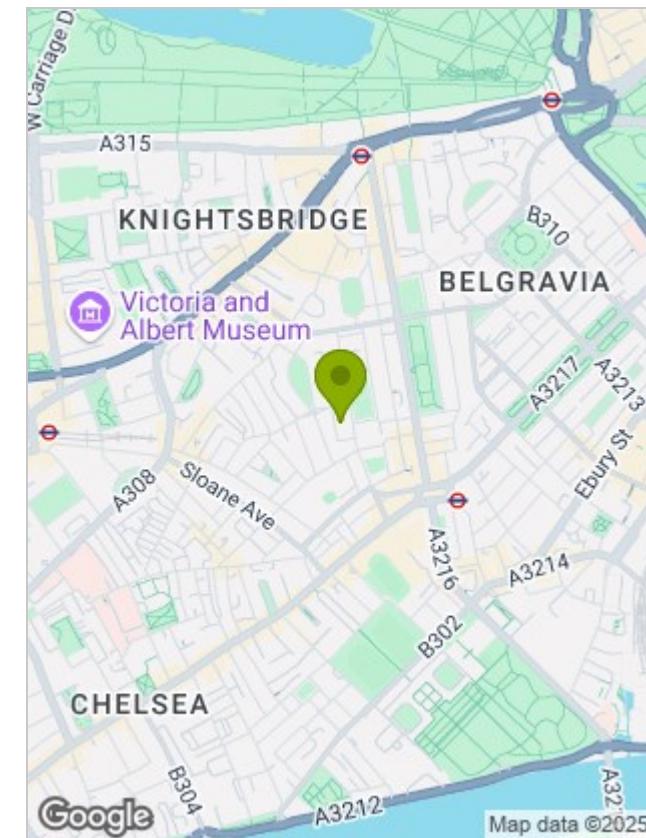


Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Viewing

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.