



MARK TUNSTALL  
PROPERTY

# CADOGAN GARDENS

SW3





## Cadogan Gardens, SW3

APPROX. GROSS INTERNAL AREA \*  
2239 Sq Ft - 208.00 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



**ALEX WINSHIP**  
Photography

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



An immaculate three bedroom duplex apartment on the first and second floors of a smart period building in the highly popular Cadogan Gardens that was refurbished with great style to the highest of standards. It offers excellent reception space with high ceilings and wood or stone floors throughout, and benefits from direct lift access.

Deposit: equivalent to six weeks' rent. Minimum tenancy length: 12 months. Council Tax: Band H.

Unfurnished

Viewing strictly by appointment with Mark Tunstall Property

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	70	82
EU Directive 2002/91/EC		



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### IMPORTANT NOTICE

THIS BROCHURE AND THE DESCRIPTIONS AND MEASUREMENTS HEREIN DO NOT CONSTITUTE REPRESENTATION AND WHILST EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY, THIS CANNOT BE GUARANTEED A COPY OF THE FULL ENERGY PERFORMANCE CERTIFICATE IS AVAILABLE UPON REQUEST.