



Cadogan Gardens, London  
SW3

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A charming 1 bedroom apartment in the heart of Chelsea.

1 BEDROOM | ENTRANCE | KITCHEN | GUEST CLOAKROOM | SEPARATE BATHROOM | EAVES STORAGE

**Hamptons International**

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**Asking Price £1,450,000 Leasehold**

## Description

A superb light and spacious one bedroom apartment situated on the top floor of a handsome red brick period building, offering far reaching views over Chelsea. The building, the exterior and interior of which have recently been refurbished, benefits from a lift and a delightful resident caretaker. There is also the peace of mind of a long lease, which expires on 19/09/2132.

## Location

Cadogan Gardens is one of London's most prestigious addresses and is surrounded by a plethora of international shops and restaurants in both Chelsea and Knightsbridge, whilst being moments from Sloane Square. The world famous Saatchi Gallery and Duke of York Square is just the other side of the Kings Road, whilst the nearest underground station is Sloane Square (Circle and District Lines).

## Additional Information

Local Authority: Royal Borough of Kensington & Chelsea

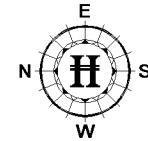
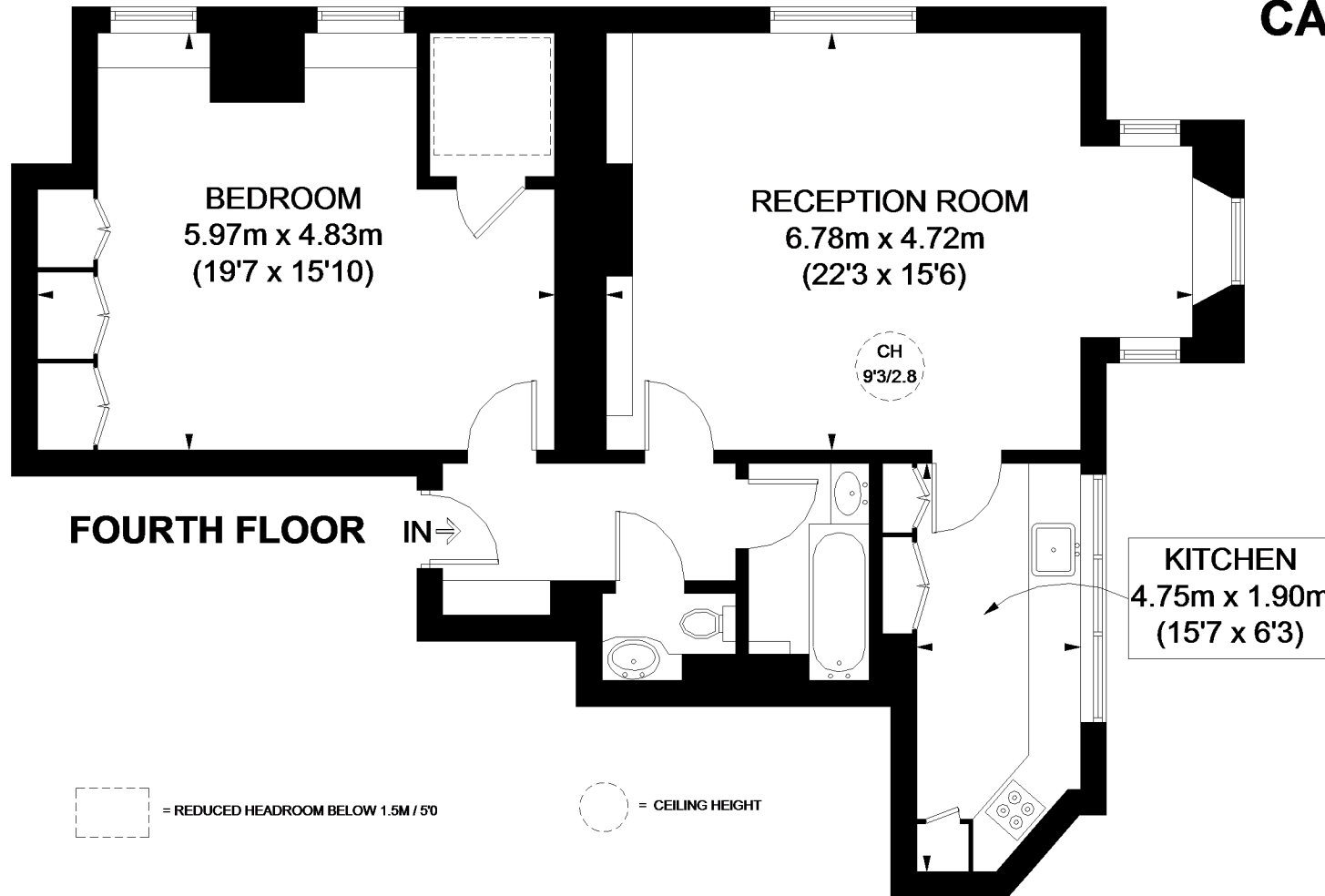
Council Tax: Band G

Service charge £5,529 per annum, Ground rent Peppercorn.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	36
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# CADOGAN GARDENS



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
860 SQ. FT. (79.9 SQ. M.)  
REDUCED HEADROOM  
19 SQ. FT. (1.8 SQ. M.)  
TOTAL = 879 SQ. FT. (81.7 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID241283)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

