



A unique and rare large apartment on Cadogan Square requiring complete refurbishment.

Coming to the market for the first time in over 30 years, the apartment is an opportunity to create a stunning residence on one of Knightsbridge's finest garden squares. Split level and set on the 3rd floor (with lift), it spans two buildings and measures over 3300 sqft, and has beautiful south facing views of Cadogan Square.

- Master bedroom
- Dressing room
- 3 double bedrooms
- 3 bathrooms
- Double reception room
- Dining room
- Kitchen
- Utility room
- Guest cloakroom
- Use of a large dry vault in the basement (not demised)
- Resident caretaker

Guide Price: £8,500,000

Tenure: Leasehold with approx. 95 years remaining

Service charge: £27,472 per annum

Ground rent: Peppercorn

Local Authority: Royal Borough of Kensington & Chelsea



APPROX. GROSS INTERNAL AREA
(Excluding Not Demised Eaves Storage)

3303 Ft² - 306.95 M²

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

Key :
CH - Ceiling Height



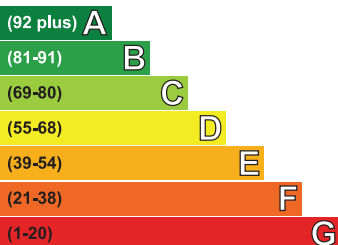
THIRD FLOOR

FOURTH FLOOR



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
40	69

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