

RUSSELL SIMPSON

Spacious flat with lift and porter in
prestigious Chelsea location

CADOGAN GARDENS
CHELSEA SW3



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£3,950,000

BEDROOMS 3	INTERNAL 2,075 SQ FT 193 SQ M	SERVICE CHARGE £21,632 pa	COUNCIL RBKC
RECEPTION ROOMS 2		EPC C	COUNCIL TAX Band H
BATHROOMS 3		TENURE Leasehold	LENGTH OF LEASE 86 years



The Property

A substantial three-bedroom flat, on the second floor, benefiting from communal garden access

Entering the flat on the second floor, a spacious hallway leads through to the generous reception room, with lofty ceilings and large windows filling the space with light. A large fireplace creates a focal point for the room, while curved alcove shelving and herringbone wooden flooring add an elegant touch and create an impressive entertaining space. The kitchen and dining room are positioned at the opposite end of the hall and are connected via a small set of stairs, creating two distinct yet linked spaces.







Indoor Spaces

The property benefits from three double bedrooms. The principal bedroom is a generously proportioned room, benefiting from an ensuite bathroom and built-in storage. The second bedroom is equally well-proportioned and also benefits from its own bathroom. The third bedroom is a comfortable double room served by a separate family bathroom.

The property is presented in a traditional style, offering an excellent opportunity for a purchaser to renovate and reimagine the space to their own taste. The flat benefits from high ceilings creating impressive proportions, and the generous room sizes and considered layout provide an excellent canvas for modernisation.

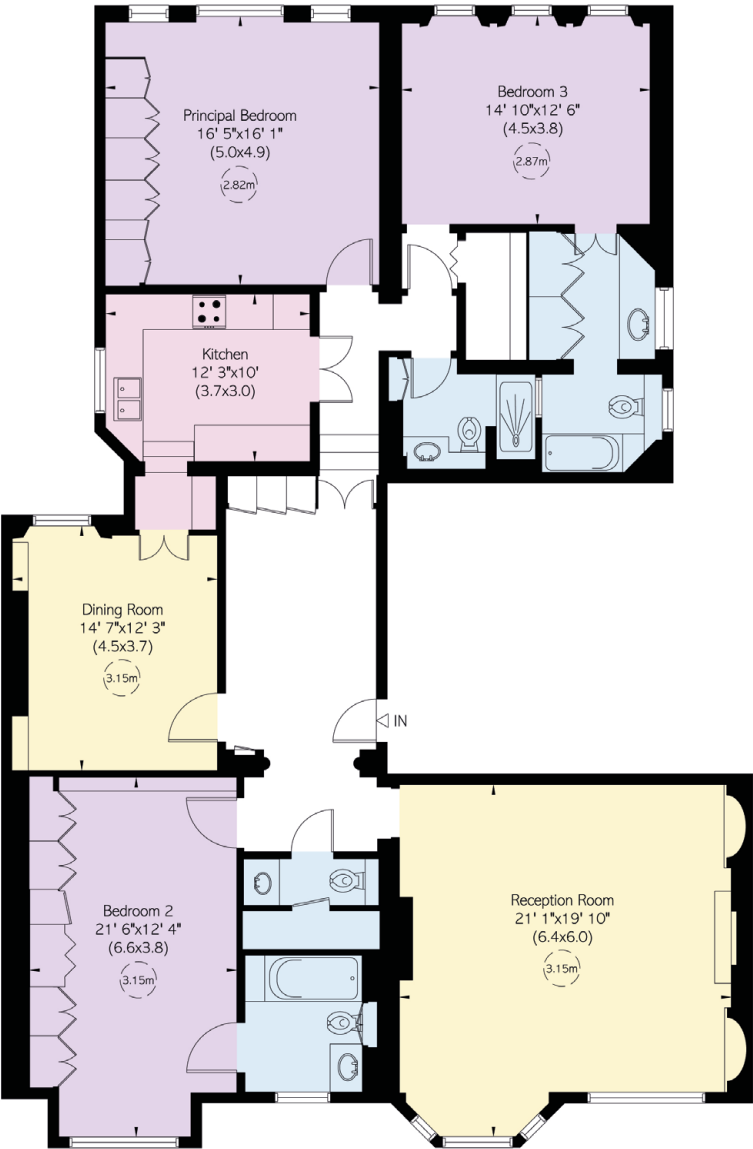
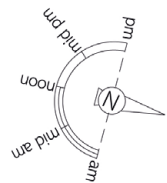
The Neighbourhood

Cadogan Gardens is one of Chelsea's most prestigious addresses, a quiet residential street lined with magnificent red-brick Victorian buildings. Sloane Square Underground station is moments away providing excellent transport links, while the upmarket boutiques and restaurants of Sloane Street and the King's Road are within easy reach. The open spaces of Ranelagh Gardens and the cultural attractions of the Royal Hospital Chelsea are a short walk away, with the many restaurants and shops of Knightsbridge nearby.



APPROXIMATE INTERNAL AREA

2,075 SQ FT / 193 SQ M



Second Floor



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October 2021