



RUSSELL SIMPSON

Bright three-bedroom
family home with garden
and garage on the border
of Belgravia and Chelsea

CADOGAN LANE
BELGRAVIA SW1X

Cadogan Lane Belgravia SW1X

£5,500,000

BEDROOMS 3	INTERNAL 1,819 SQ FT 169 SQ M	OUTDOOR 1,097 SQ FT	COUNCIL RBKC
RECEPTION ROOMS 2		EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Freehold	





The Property



Spacious house with calm interiors on a sought-after mews street

Stepping into the house on the ground floor, the entrance foyer leads through to a staircase hall. Beyond is a generous living area, that includes an open-plan kitchen with modern units and a reception room with enough space for dining and seating.

Double French doors open onto the garden, while a large lantern skylight brings added illumination and creates the feel of a Victorian conservatory. This floor also features a convenient utility room, a guest WC and access to the garage. *CGI images have been used.*





Indoor Spaces

The first floor consists of a generous reception room with full-length sash windows and a double bedroom offering an ensuite bathroom with a bath. Upstairs are two more bedrooms, both ensuite and both with inbuilt wardrobe space.

The house has been recently renovated and presented in excellent condition, with large windows, wooden floors and thoughtfully positioned skylights adding to the sense of light and space throughout.







Outdoor Spaces

The property includes a garage and off-street parking in front of the house. Furthermore, there is a rear garden with a paved patio area, a lawn and planted borders.



The Neighbourhood

Cadogan Lane was laid out in the late eighteenth century, one of several streets in the neighbourhood named after the Earls of Cadogan. This convenient address marks the border of Belgravia with Kensington and Chelsea.

Today it is mostly lined with mews houses from the twentieth century. From here, Sloane Square Station is close, while Knightsbridge Station is also nearby. In addition, the neighbourhood contains many excellent restaurants and shops.

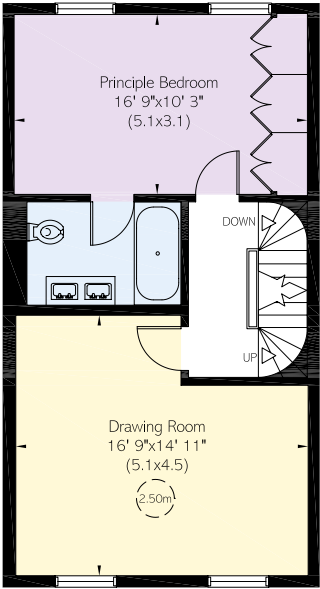
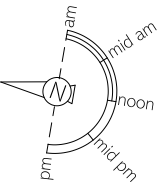
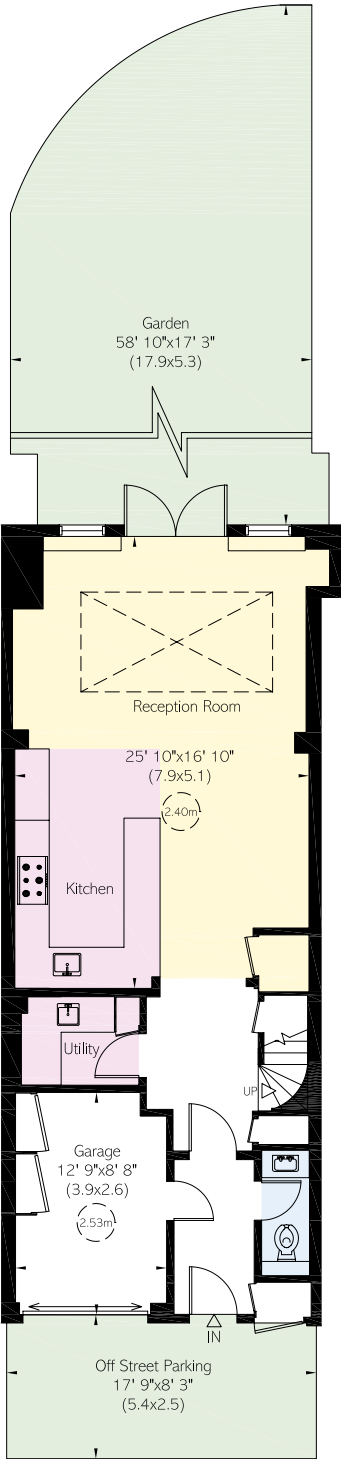


APPROXIMATE INTERNAL AREA

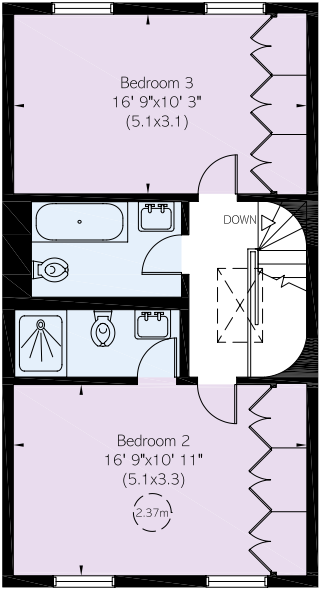
1,819 SQ FT / 169 SQ M

OUTSIDE AREA

1,097 SQ FT / 102 SQ M



First Floor



Second Floor

RUSSELL SIMPSON

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021