



CADOGAN SQUARE | KNIGHTSBRIDGE SW1X





SITUATED ON THE PREFERRED NORTHERN TERRACE OF ONE OF LONDON'S MOST SOUGHT AFTER ADDRESSES, THIS IS A WELL PRESENTED 3 BEDROOM MAISONETTE WITH PRIVATE OUTSIDE SPACE AND EXCELLENT ROOMS FOR ENTERTAINING.

Quietly positioned, the flat is entered on the raised ground floor which offers a high ceiling and open plan dining room and drawing room which leads out onto a most charming private terrace with a pretty outlook. There is a separate well-appointed kitchen with space for informal dining. There are two flights of stairs to the lower floor meaning that the master bedroom has its own access. The master bedroom overlooks a private courtyard garden and benefits from an en-suite bathroom and excellent storage. There are two further double bedrooms, both of which have access to outside space and one bedroom benefits from an en-suite bathroom. Bedroom three is serviced by a family bathroom which doubles as the guest cloakroom. By separate arrangement, there is access to the gardens of Cadogan Square which also contain tennis courts.







Cadogan Square is a landmark Knightsbridge address positioned between Sloane Street to the East and Lennox Gardens to the West and affords the residents here easy access to world class shops, bars and restaurants to be found in the immediate vicinity including shopping at Harrods, on Sloane Street and the Kings Road. The property is situated within easy reach of Sloane Square Underground Station (0.4 miles, District and Circle Lines), Knightsbridge Station (0.6 miles, Piccadilly Line) and South Kensington Station (0.7 miles, District, Circle and Piccadilly Lines).

#### ACCOMMODATION

Drawing room | Formal dining area | Kitchen | Master bedroom | En-suite bathroom | Second bedroom | En-suite bathroom | Third bedroom | Family bathroom/Guest cloakroom | Two patios | Terrace | Communal gardens

#### TERMS

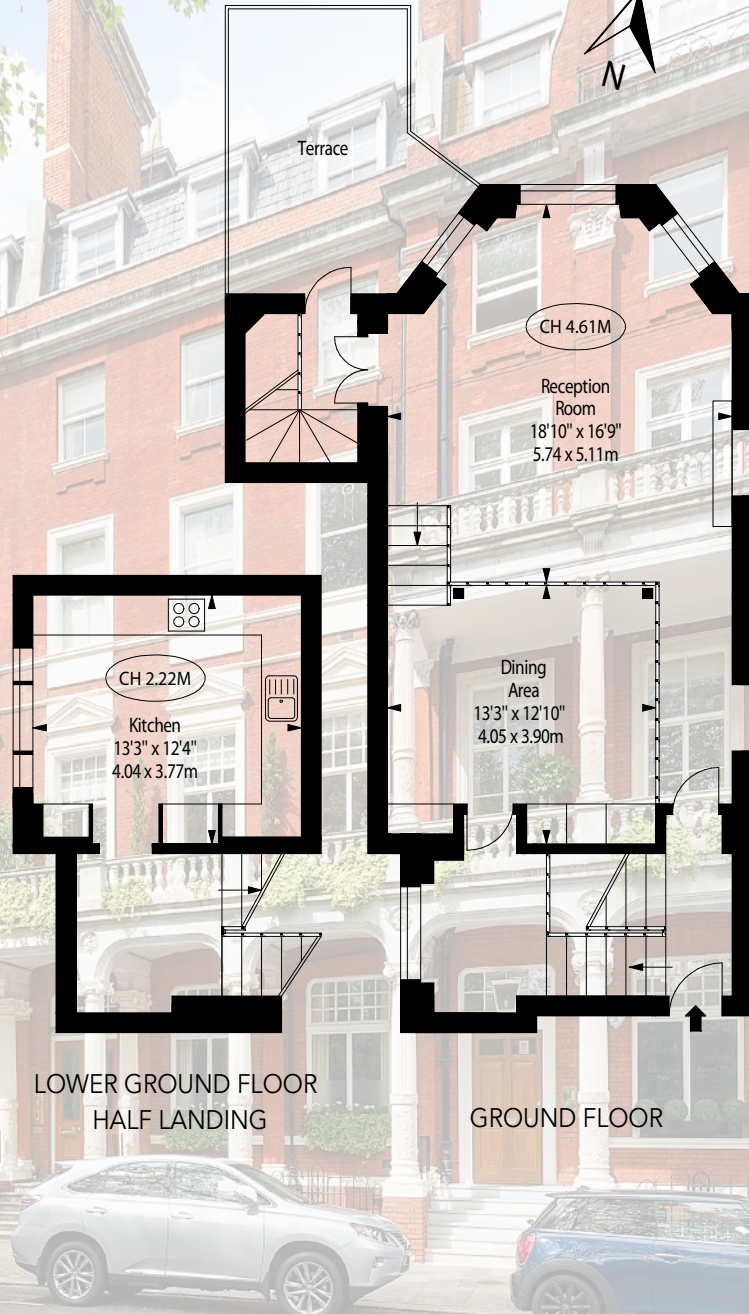
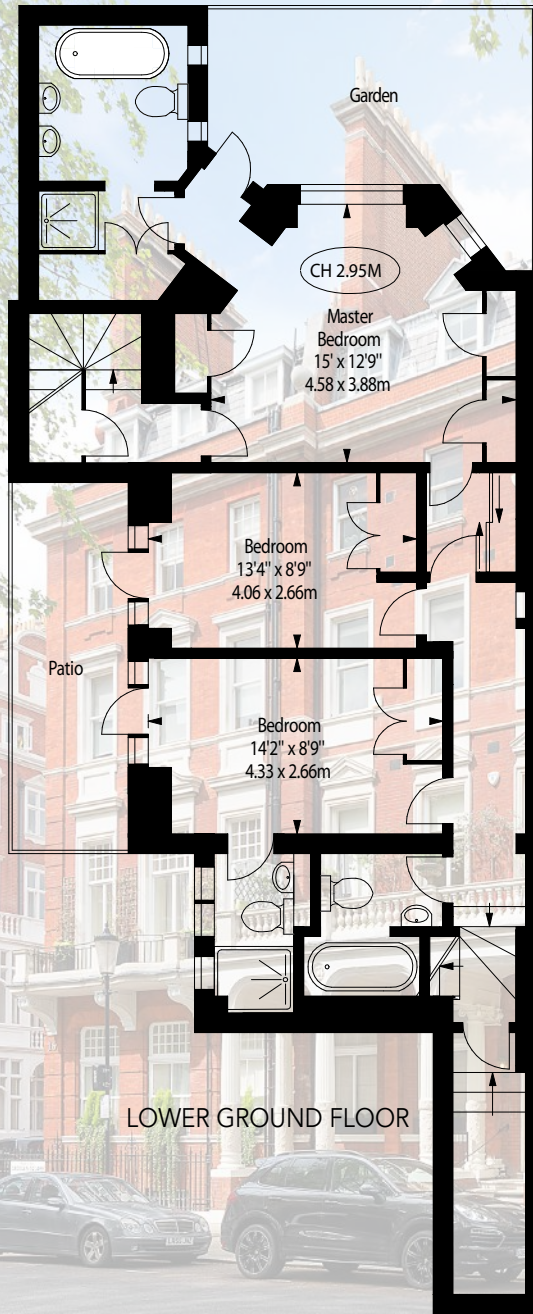
Asking Price £3,350,000 | Tenure Leasehold expiring 28 March 2113 | Ground Rent TBC | Local Authority The Royal Borough of Kensington & Chelsea





Key :  
CH - Ceiling Height

APPROXIMATE GROSS  
INTERNAL AREA  
1,796 SQUARE FEET /166.85  
SQUARE METRES



LOWER GROUND FLOOR  
HALF LANDING

GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58   D
39-54	E	53   E	
21-38	F		
1-20	G		

**Maskells**

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.