



**CADOGAN PLACE, BELGRAVIA, SW1X**  
£8,000,000

**Carter Jonas**

# CADOGAN PLACE, SW1X

A rare opportunity to buy a sympathetically and extensively refurbished period townhouse positioned on the southern side of Cadogan Place. EPC: D The owners have paid a great deal of attention to detail and incorporated luxury contemporary fixtures and fittings that combine effortlessly with the wealth of period features such as working shutters, high ceilings and sash windows. Thanks to the layout of the five storey building, there is flexible accommodation that would suit families with staff or older children and grandparents as the lower ground has its own kitchen and could be treated as a self-contained flat if preferred.

Cadogan Place runs east off Sloane Street and is in an enviable location with easy access to the exclusive boutiques and eateries of Knightsbridge, Chelsea and Belgravia as well as world-renowned department stores Harrods and Harvey Nichols.

1st floor L-shaped reception (with dumb waiter), ground floor reception/formal dining room leading to fully fitted open-plan kitchen and breakfast area, study area, library area, primary bedroom suite with en-suite bathroom and separate shower, four further double bedrooms, 3 further shower rooms (2 en-suite), 2 further bathrooms (1 en-suite), cloakroom, 2nd kitchen with utility area, south-facing balcony and patio garden. Vaults. c.3442 sq ft internal space. Access to the communal gardens including tennis courts.

n.b. some of the photos have been virtually staged using CGIs (computer generated images)

## AMENITIES

- 5 Bedrooms
- 6.5 Bathrooms
- 3 Reception Rooms
- Communal Garden
- Patio Terrace
- Bespoke, high end specification
- c.3442 sq ft internal space
- Council tax band - H

**TENURE** Freehold

**LOCAL AUTHORITY** Royal Borough of Kensington & Chelsea

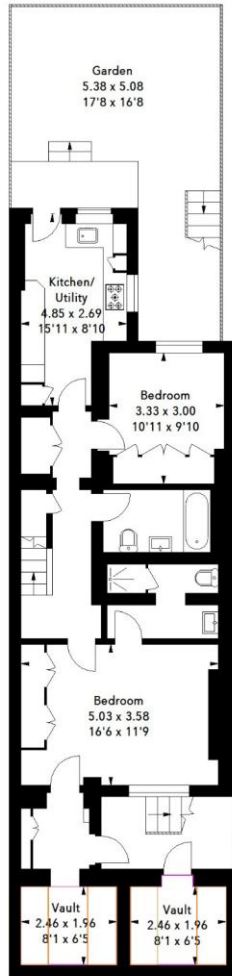
**EPC BAND** D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

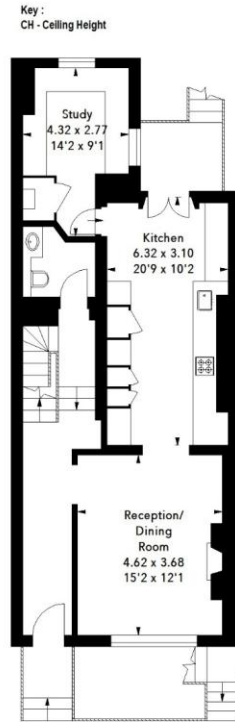




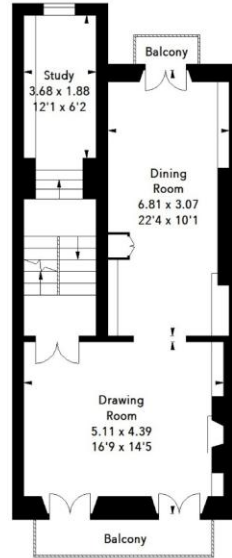




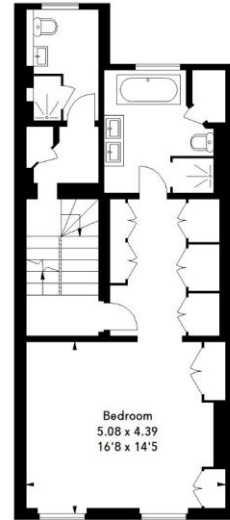
Lower Ground Floor



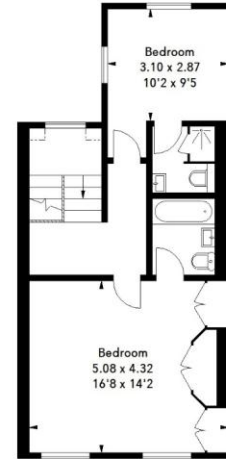
Ground Floor



First Floor



Second Floor



Third Floor

Cadogan Place, SW1  
 Approximate Area = 319.76 sq m / 3442 sq ft  
 (Including Reduced Headroom, Vault & Outside Vault)  
 Reduced Headroom = 6.1 sq m / 66 sq ft  
 Outside Vault = 5.2 sq m / 56 sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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