



CADOGAN SQUARE KNIGHTSBRIDGE SW1X

A FABULOUS, NEWLY RENOVATED AND EXCEPTIONALLY LARGE 1 BEDROOM APARTMENT WITH CONSERVATORY AND PRIVATE PATIO GARDEN. THE FLAT IS SUPERBLY LOCATED ON THIS PRESTIGIOUS GARDEN SQUARE (WITH ACCESS TO THE GARDENS) AND IS A SHORT WALK FROM SLOANE SQUARE, THE KING'S ROAD AND KNIGHTSBRIDGE.



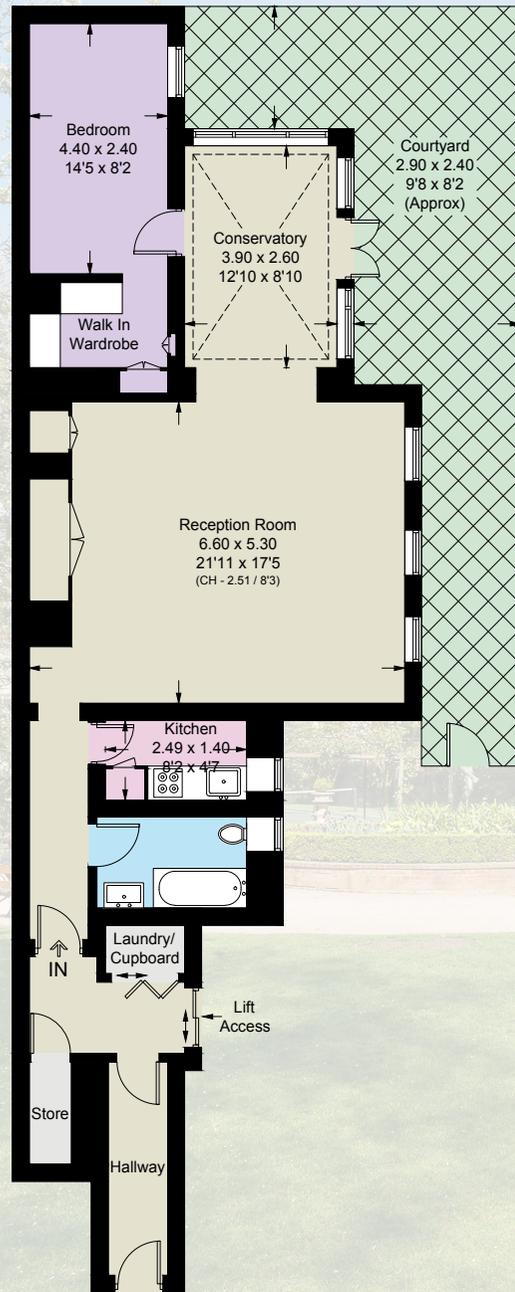


The flat has just been the subject of a full refurbishment throughout with new wood flooring and carpets, new fully fitted kitchen and modern bathroom. The property includes excellent storage with a dressing area in the bedroom and utility cupboard with washing machine and separate dryer.

The accommodation comprises; entrance hall (with private lift access), reception room, conservatory, bedroom with dressing area, separate kitchen, bathroom and private patio garden.

Cadogan Square is a world-famous address and is within close proximity to the plethora of shops, bars and restaurants in the immediate area. Sloane Square Station (District and Circle Lines) is 0.4 miles away and Knightsbridge Station (Piccadilly Line) is 0.6 miles away.





LOWER GROUND FLOOR

GROSS INTERNAL AREA (APPROX)  
1,017 SQ FT / 94.5 SQ M  
INCLUDING LIMITED USE AREA (15 SQ FT / 1.4 SQ M)

Asking price: £1,200,000

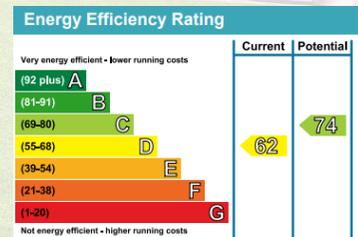
Tenure: Leasehold, 116 years Remaining

Local Authority:

The Royal Borough of Kensington and Chelsea

Service Charge: £3,500 per annum

Ground Rent: 1 peppercorn (If demanded)



**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.