



**CADOGAN GARDENS**  
CHELSEA, SW3

**JOHN D WOOD & CO.**

London, Country & International Property

## CADOGAN GARDENS

CHELSEA, SW3

An immaculate studio apartment located on the raised ground floor of an attractive red brick Victorian conversion. The property retains original features, high ceilings, wooden floors with under floor heating, bespoke built in storage and Miele appliances. Further benefits include a caretaker and access to communal gardens.

Cadogan Gardens is ideally located within close proximity of Sloane Square Underground (Circle and District Lines) and all of the famous boutiques, restaurants and cafes that the King's Road, Sloane Street, Pavilion Road and Knightsbridge have to offer.

**Studio Room, Bathroom, Kitchen,  
Caretaker, Communal Gardens**





Asking Price: £950,000

Subject to Contract

**Local Authority:** Royal Borough of Kensington and Chelsea

**Tenure:** Leasehold: Lease to 2141 (approximately 119 years remaining)

**Ground Rent:** Peppercorn

**Service Charge:** Approximately £1,100 per annum

**Reference:** CSS210053

**Approximate Gross Internal Area:** 388 sq. ft. / 36 sq. m.

Energy Efficiency Rating		
Current	Potential	
Energy Efficiency Rating Legend		
A (92-100)	84	
B (81-91)		
C (69-80)		
D (55-68)		56
E (39-54)		
F (21-38)		
G (1-20)		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Approximate Gross Internal Area 36 sq m / 388 sq ft

Key : CH = Ceiling Height



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