

Cadogan Square

KNIGHTSBRIDGE SW1



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A most coveted address

An immaculately restructured and re-built Grade II listed apartment occupying the full floorplate of the 'Piano Nobile' on the first floor in a beautifully tranquil position in the centre of the southern terrace of this most coveted address in Knightsbridge, and interior designed with an uncompromisingly tasteful aesthetic.

At just under 1,100 sq ft / 110 sq m, with ceiling heights of over 4m, the property offers substantial lateral living in a period setting with the very special benefit of two balconies overlooking the communal gardens both front and rear.

Offering very well-balanced accommodation and an unusually wide reception space with zoned living and dining areas, a lavish principal bedroom suite and guest WC, the apartment benefits from outstanding light and volume. This is quintessential London living in a period setting but upgraded with every comfort for luxurious contemporary living.

Cadogan Square is administered by the Cadogan Estate and the apartment has access to over 2 acres of beautifully kept communal gardens with the added advantage of a tennis court. Along with Eaton Square it is generally considered to be one of the two most coveted addresses on garden squares in prime central London.





A sense of calm

A beautifully proportioned drawing room with more than 4m ceiling heights with all the charm of the Victorian period, individually painted panelling detail, a ceiling rose, a bespoke hand-made chandelier and a marble fireplace fully upgraded for contemporary luxury living offering a sense of tranquillity and calm. This is quintessential London living.





A grand entertaining space

An unusually wide reception room allows for zoned living spaces incorporating a bespoke travertine circular dining table overlooking the communal gardens. Mid century modern Danish chairs transport guests to a bygone era with French doors on to a full width balcony delivering phenomenal light.



A balance of design and function

A bespoke kitchen made to reflect the south-facing light with the use of fluted glazing and mirrored cabinetry with a traditional design ethic and yet offering state of the art Gaggenau appliances including an oversized fridge/freezer and wine cave for comfortable living.



A sense of privacy

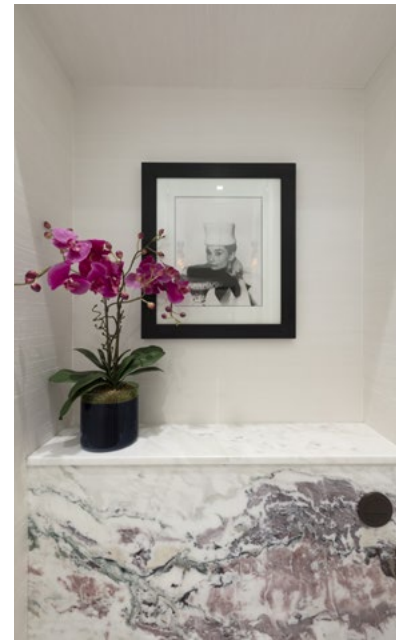
The rare feature of having two terraces overlooking the communal gardens to the front and rear have been created to make the most of the sun receiving all day light while offering a green outlook from the substantial and mature planting in the gardens. A place to sit, eat, relax and soak up the sun with total privacy.





A sense of relaxation

The principal bedroom suite is decorated with silk wallpaper and luxurious carpeting, as well as a south-facing outlook over the beautiful communal gardens to the rear. The bookmatched Breccia Capraia marble in the generous bathroom offers the perfect retreat from city life in which to relax.





Specification

Principal Bedroom Suite

- A wide south-facing bedroom in this incredibly tranquil setting which receives the morning and afternoon light overlooking the landscaped communal gardens to the rear.
- The luxuriously appointed principal suite has a feature lit headboard and glazed wardrobes with silk lined rusched curtains and silk wallpaper throughout.
- The en suite bathroom offers a dedicated oversized walk-in shower, separate bath in book matched Brecchia Capraia marble and accent Carrara flooring.

Kitchen

- Hand-built bespoke kitchen finished in matt lacquered oak cabinets with backlit fluted glazed detailing.
- Siena Gialo book matched marble worktops and splashback
- Gaggenau integrated appliances including additional wine cave to store a further 50 bottles and oversized Gaggenau fridge freezer.

Bathrooms

- Principal bathroom in bookmatched Brecchia Capraia marble slabwork with an accent Carrara flooring and oversized walk in shower.
- Guest WC in Brecchia Capraia polished marble slabwork and silk lined wallpaper.
- Studio Ore bronze wall mounted taps and fixtures to all bathrooms.
- Underfloor heating and heated mirror pads to all bathrooms.

Floors

- Chevron parquet flooring in natural Oak finished with a matt lacquer in all living areas
- Guest WC in Brecchia Capraia polished Marble slabwork
- Master bathroom in hexagonal detailed Carrara marble
- Wool thick pile carpets in all bedrooms and Silk & Wool hand finished rug to Reception
- Electric underfloor heating to all stone areas and heated mirror pads to bathrooms to ensure they remain mist free

Fixed Furniture

- Bespoke backlit headboard designed with bronze trim detail and upholstered with deep stitched velvet panels in master bedroom
- Specially designed and fabricated 6 seater circular dining table 150cm in diameter in honed Travertine on faceted base
- Arched crittal style metal and glazed doors to the reception room and similarly to the kitchen
- Recessed backlit shelving units in the hallway and master bedroom in rare Koto veneer
- Period panelled glazed wardrobes with ample storage and internal rusched silk and wool curtains in master bedroom

Walls

- Specialist Marmarino plastered finish to entrance hall and corridors
- Silk wallpaper to principal bedroom and guest WC

- Specialist master panelling to the reception room with additional corning and ceiling rose to the reception room
- Bespoke specialist multi panelled distressed mirror encased in panel mouldings to reception room

Fireplace

- Bespoke Marble fireplace in Statuario with a bio ethanol burner for clean fuel and remote control ignition.

Windows

- All double glazed windows with felt neoprene seals and variously dressed with high quality sheers and privacy blinds
- Automated electronic roller blinds for privacy in reception room and bedrooms operated by the Lutron system
- Automated electronic Venetian blind to kitchen
- Double layered Roman blinds in Loro Piana fabric over laid on privacy blinds in master bedroom suite and hallway
- Bespoke metal planters planted with seasonal and green leaf fillers illuminated with dedicated spotlights

Air Conditioning

- Air Conditioning through out concealed in ceiling voids with Cool You wall pad controls

Smart Home

- Lutron lighting throughout the property, the system allows pre-set lighting for different moods all controlled from individual wallplates or by the Lutron app on smartphone or ipad. Also operates the multi-room audio visual system, automated blinds, heating and security. The system allows for example a pre-dimmed setting for cinema viewing or night setting for bathrooms.
- The Lutron system also operates the 5 amp floor and table lamp circuits.
- One button operation for whole house on/off.

Home Entertainment

- A multi-room Sonos AV system has been installed throughout the apartment with recessed ceiling speakers in all rooms and with mounted speaker connection in the reception room. The whole system is scaleable for operation with other separates including TV, DVD, CD, PC, internet streaming and Games consoles with the benefit of surround sound from any source.
- The living area and bedroom are pre-wired for Sky Q allowing multi-channel viewing in all areas of the apartment
- Dual Cat 6 outlets in all rooms to provide simple integration of IP enabled devices or wired high-speed Ethernet connections and patch panel to integrate all wireless AV and IT devices and future proofed technology platform.

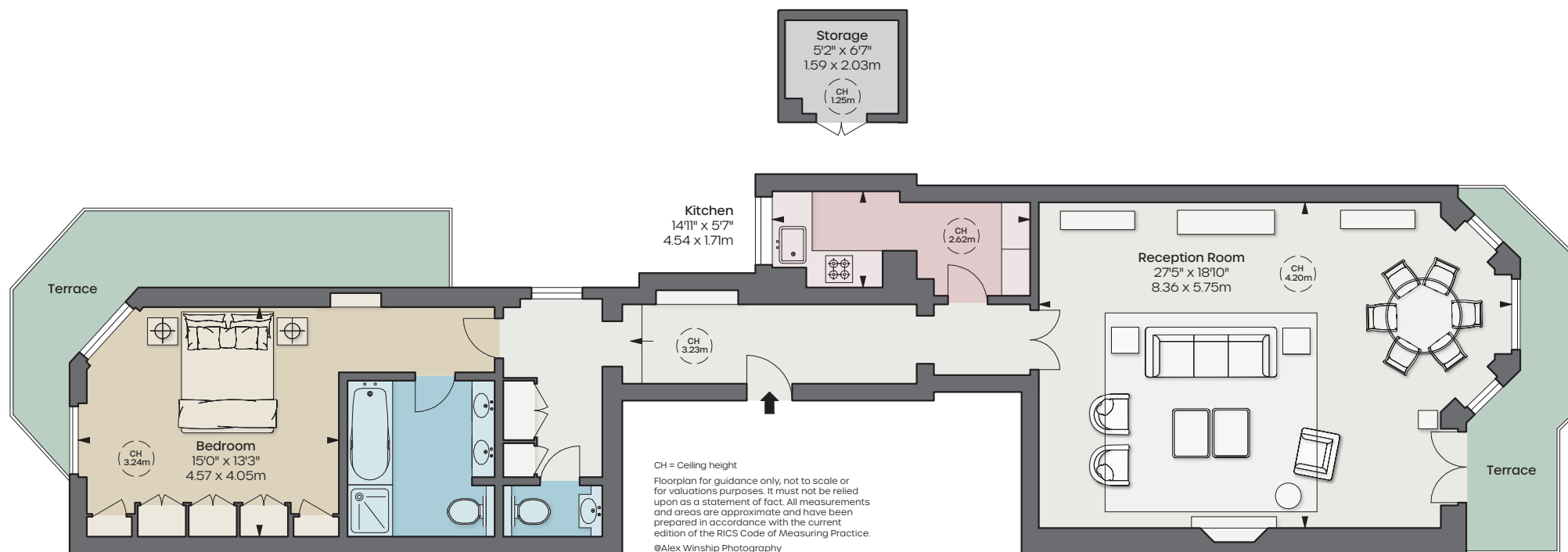


Approximate Gross Internal Area
1,090 sq ft / 101.26 sq m
excluding storage

Total Approximate Gross
Internal Area
1,124 sq ft / 104.48 sq m

Approximate Gross
Internal Storage Area
34 sq ft / 3.22 sq m

Approximate Outdoor Area
226 sq ft / 21 sq m



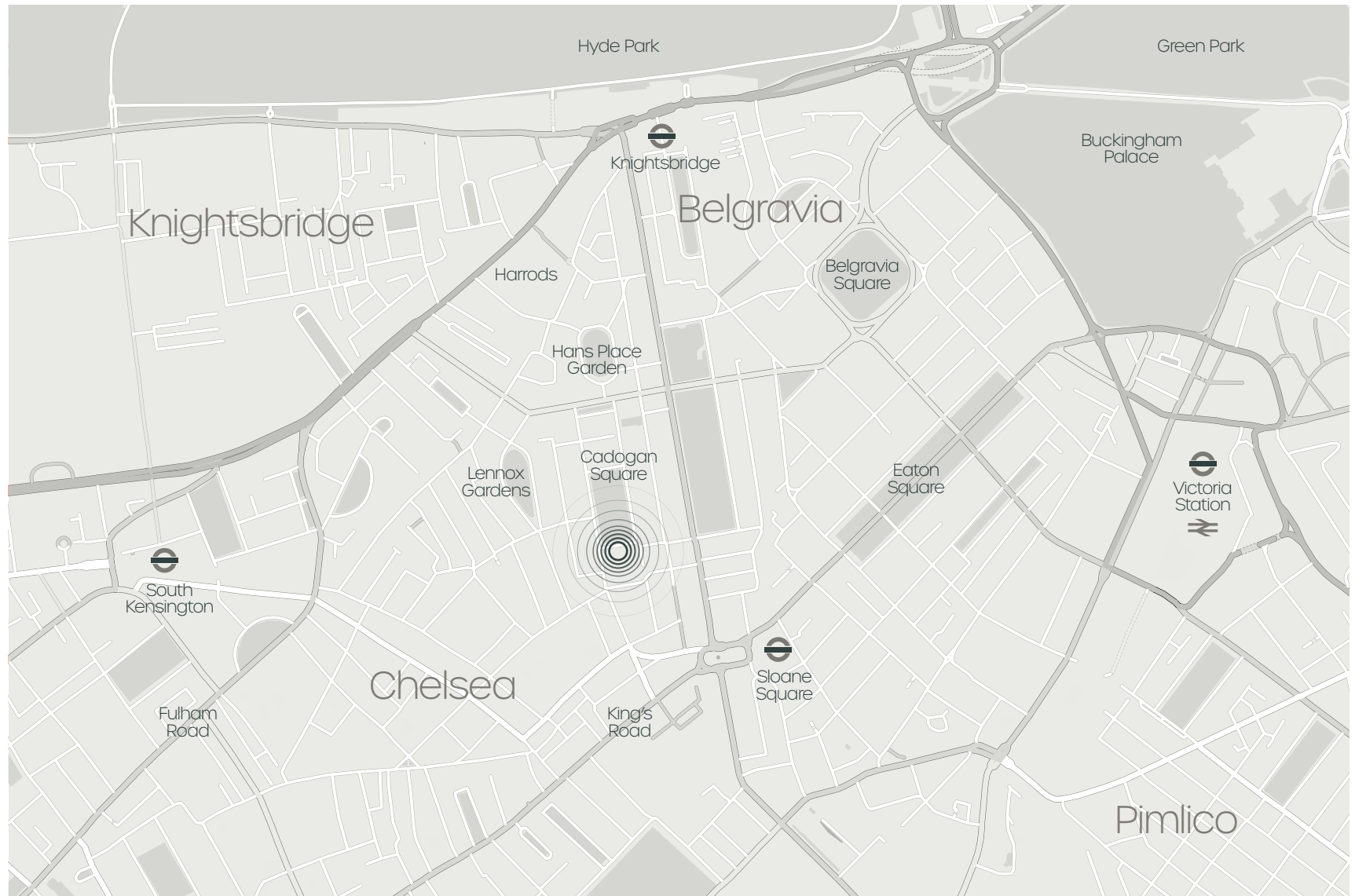
First Floor



Location

With a north and south-facing aspect spanning the full 75 ft depth of this highly regarded building, the apartment occupies a tranquil position enjoying exceptional light in all areas including the reception and master bedroom overlooking the communal gardens to the front and the rear.

Situated in the heart of Knightsbridge, Cadogan Square is considered to be one of the two most coveted addresses on garden squares in London. It is literally seconds from the international boutiques of Sloane Street. The café society of Sloane Square and Pavilion Road are even closer and the world famous landmarks of the Natural History and Victoria & Albert museums as well as Hyde Park and Harrods a short hop away.



Terms

Tenure

Leasehold 125 years from October 2023

Ground Rent

Peppercorn

Service Charge

Approximately £10,000 per annum

Local Authority

The Royal Borough of Kensington & Chelsea

Council Tax

Band G

Further information

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Photographs taken July 2024. Particulars prepared 29/07/24. EQUILIBRIUM-240703-07-MS.

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