

# OBARD

Flat 5, 97 Cadogan Gardens, SW3

£5,950,000

Leasehold

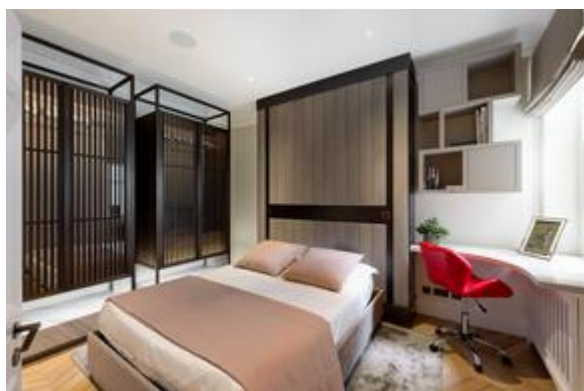


This meticulously refurbished residence is a genuinely rare find, on the first floor of a classic, elegant, Queen Anne style building on the Cadogan Estate. Cadogan Gardens is minutes away from Sloane Square with the delightful Pavilion Road and its numerous cafes and bakeries literally a stone's throw away from the main door. Both the super luxury brand shopping of Sloane Street, and the local boutiques of King's Road are just minutes away. Access to gardens and tennis courts of Cadogan Square bring further benefits to this exclusive property. Please note that the apartment is tenanted until September 2024, so viewing opportunities are very limited.

3 Bedrooms : Shower Room : En Suite Shower Room : En Suite Bathroom :  
Reception Room : Dining Room : Kitchen : 2 Balconies : Communal Gardens :  
Tennis Courts : Lift : EPC Rating TBC

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## Terms and Conditions

### Price

£5,950,000 Subject To Contract

### Tenure

Leasehold

#### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of

# Cadogan Gardens, SW3

APPROX. GROSS INTERNAL AREA \*  
1861 Sq Ft - 172.91 Sq M  
(Excluding Storage)

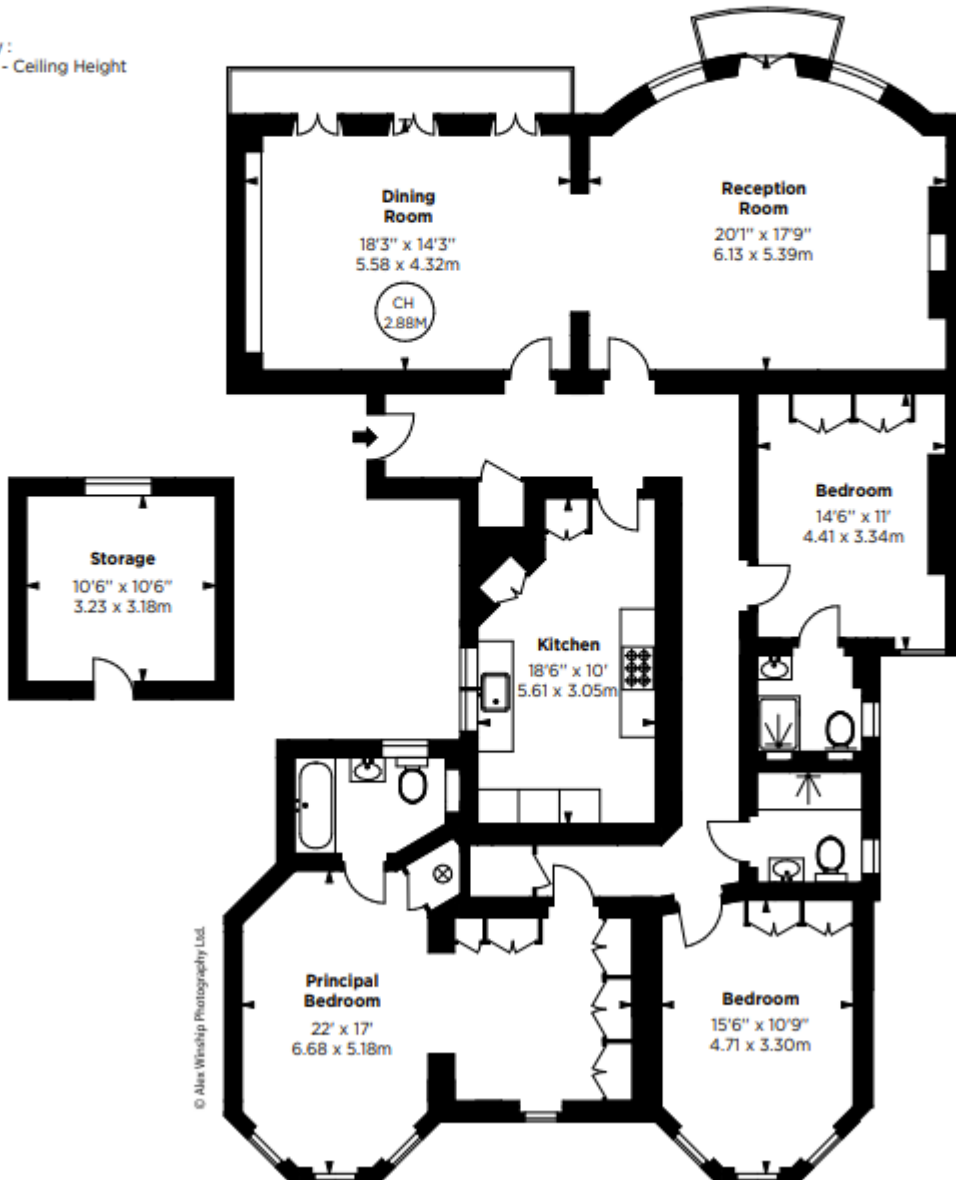
Storage Area  
112 Sq Ft - 10.40 Sq M

TOTAL APPROX. GROSS INTERNAL AREA \*  
1973 Sq Ft - 183.31 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



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FIRST FLOOR

**ALEX WINSHIP**  
Photography

\*\*Residential photography, up to colour resolution depends on final selected paper or electronic file. All measurements and area are approximate and have been measured to the nearest millimetre unless otherwise stated after RICS General Measuring Practice.

