

CADOGAN

LONDON SW1

PLACE

A STUCCO FRONTED, GRADE II LISTED SINGLE FAMILY RESIDENCE.  
ONE OF THE FEW REMAINING HOUSES ON CADOGAN PLACE TO HAVE  
RETAINED ITS ADJOINING MEWS HOUSE ON CADOGAN LANE.







## AN OUTSTANDING OPPORTUNITY

The principal residence at Cadogan Place enjoys direct west facing views over an elegant, residents-only communal garden.

The house has been in the same ownership for close to two decades, and in that time expectations of what a family home should offer have evolved.

With this in mind, award winning architecture and interior design practice SHH were appointed. Their brief was to take nine thousand square feet of internal space, and make it feel like a home, whilst at the same time satisfying the ever increasing range of needs that a modern family requires.

What has emerged from the process is a detailed understanding of what's possible at Cadogan Place, and the opportunity for an incoming purchaser to create a truly bespoke London home.

A home both rich in history and architectural detail, and at the same time modern, comfortable and luxurious.



## A NEW HEART OF THE HOME

SHH's work has largely centred around the existing kitchen, which will be transformed by the addition of a seamless glass link, connecting the principal residence to the mews behind.

Inspired by Georgian and Victorian glasshouses, a modern orangery has been designed, which both provides for both indoor and outdoor living, and also extends the kitchen into a new family room.

By the time the refurbishment is complete, Cadogan Place will benefit from expansive formal entertaining spaces, places for a family to relax and enjoy each other's company, watch a movie in the home cinema or take a moment for themselves in the spa or gym. And all of these areas flow seamlessly into one another.



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## ELEGANT, SERENE AND ESTABLISHED

It's hard to imagine living in a more beautiful part of London than Belgravia.

Defined by its garden squares and listed Thomas Cubitt designed terraces, the area is an elegant, serene and established part of London, bordered by both Hyde Park and St James's Park.

Sloane Street is home to globally recognised high fashion brands, and together with Harrods and Harvey Nichols provide a world class shopping experience.

Both Pavilion Road and the Pimlico Road design district offer an eclectic mixture of artisanal boutiques and a wonderful array of shops, cafes and independent eateries. And of course there's some of London's finest Michelin Starred restaurants within close proximity.

It's one of the city's most recognised and sought after neighbourhoods, where every conceivable wish is catered for.

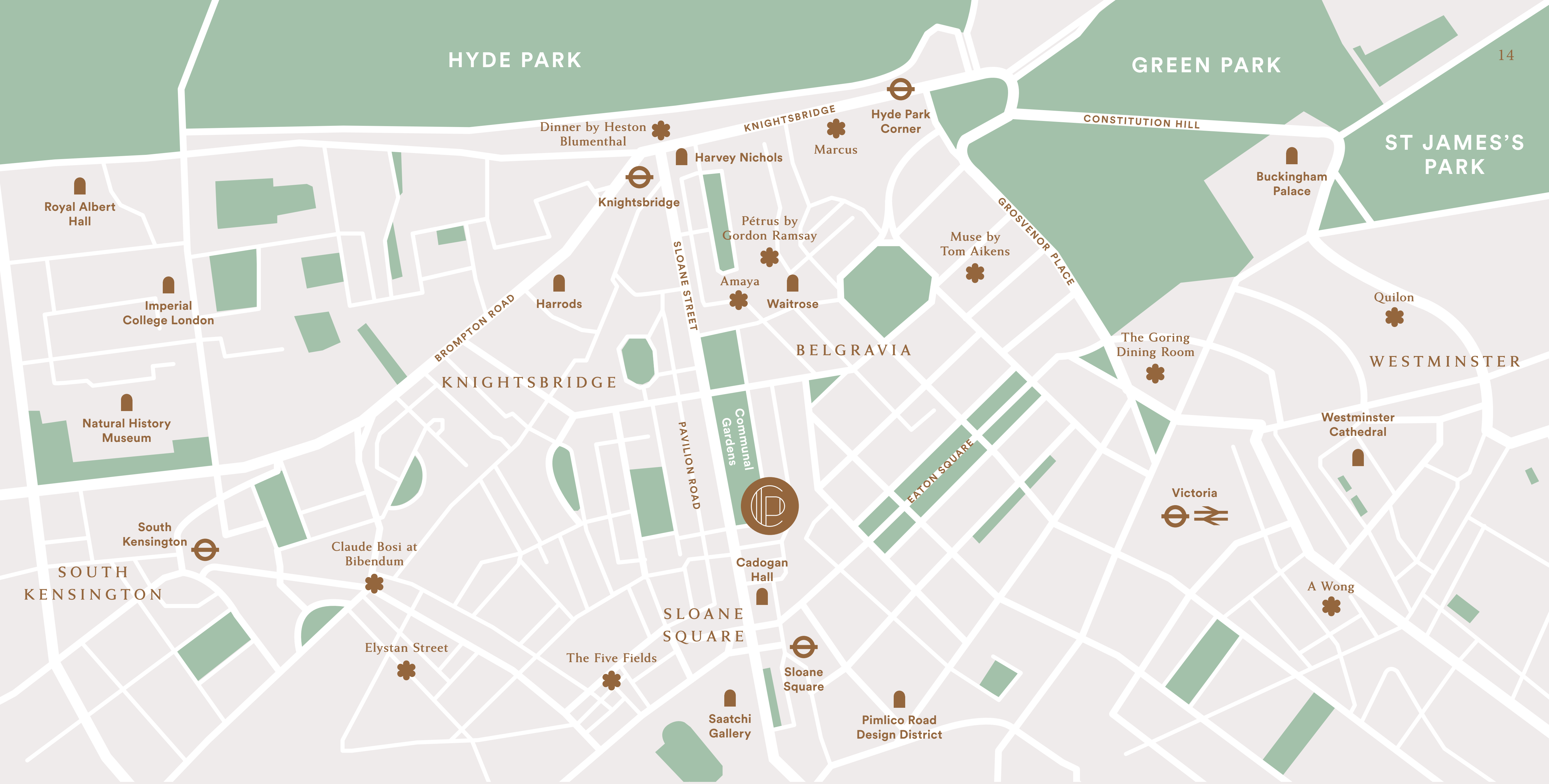












LOCAL AREA MAP

KEY

 Point of interest

 Michelin Starred Restaurants

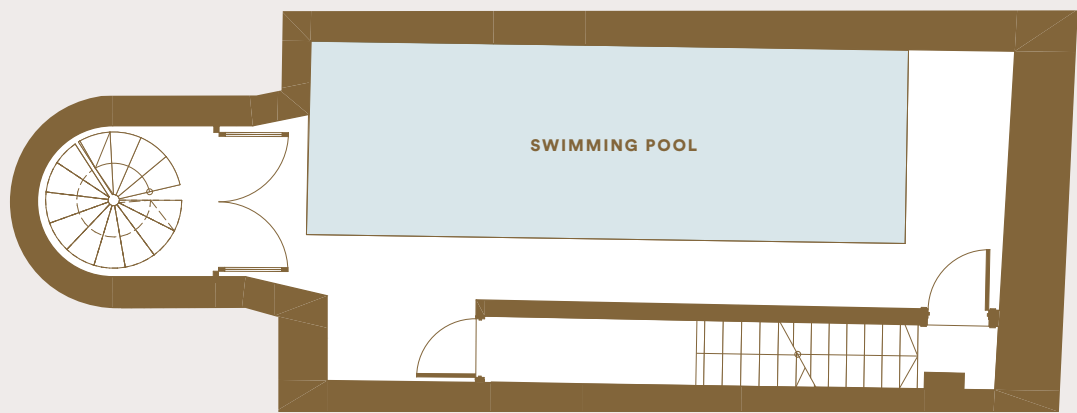




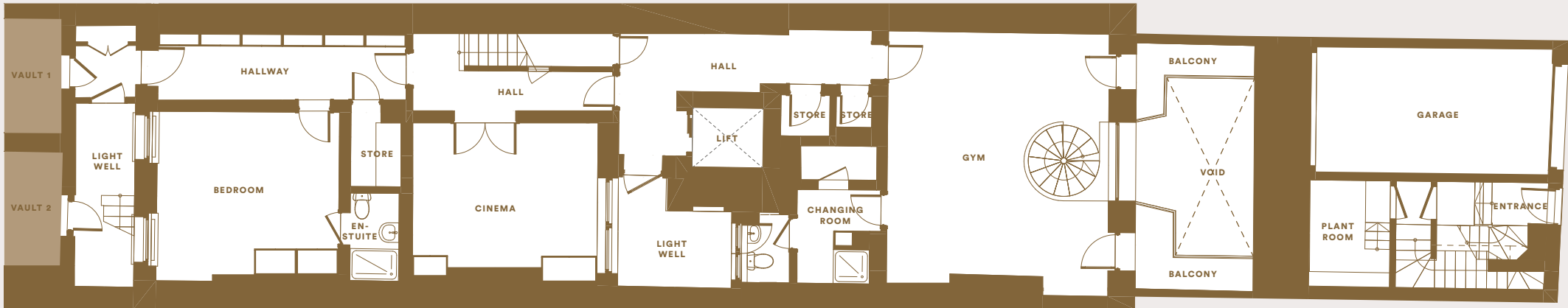
EXISTING LAYOUT



BASEMENT



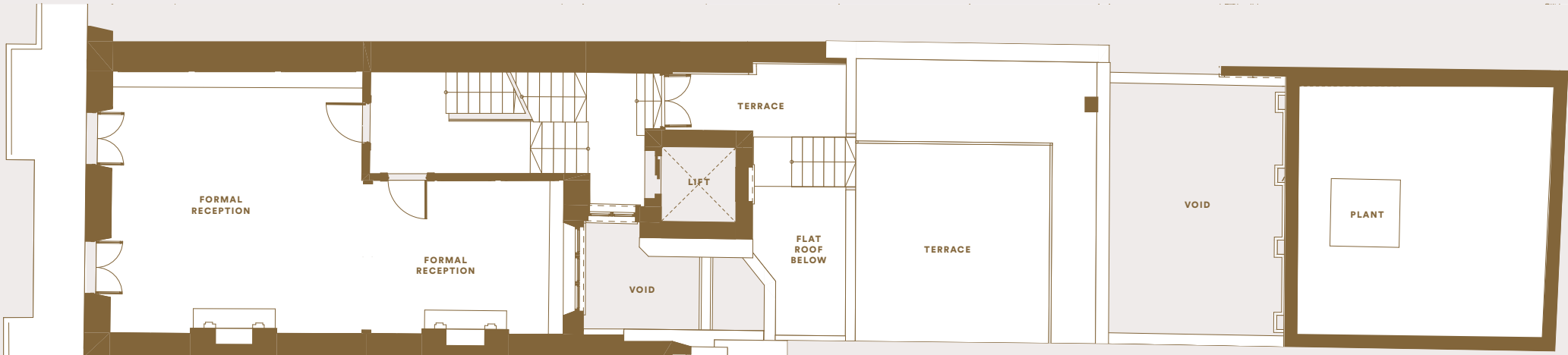
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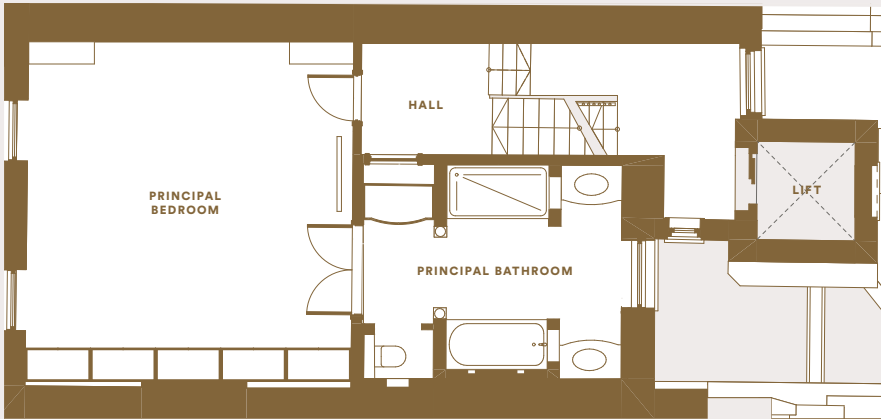
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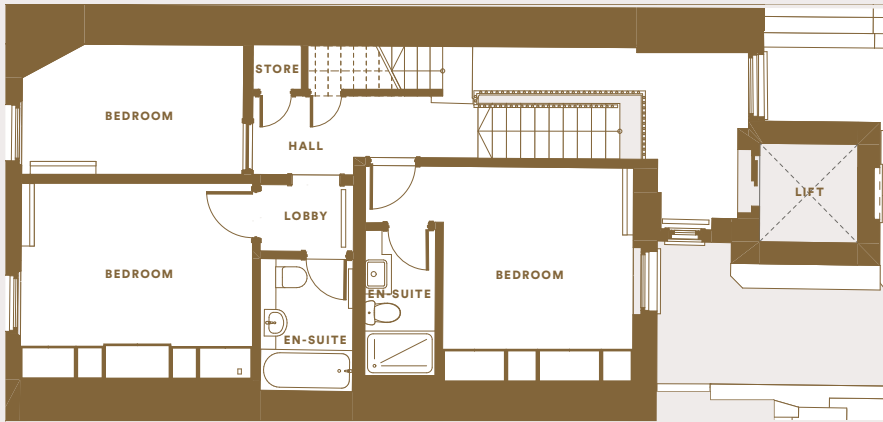
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SECOND FLOOR



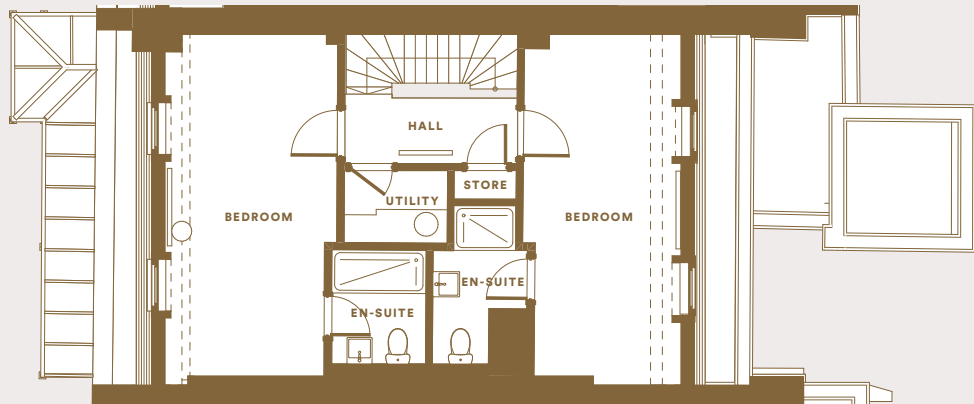
THIRD FLOOR



FOURTH FLOOR



FIFTH FLOOR



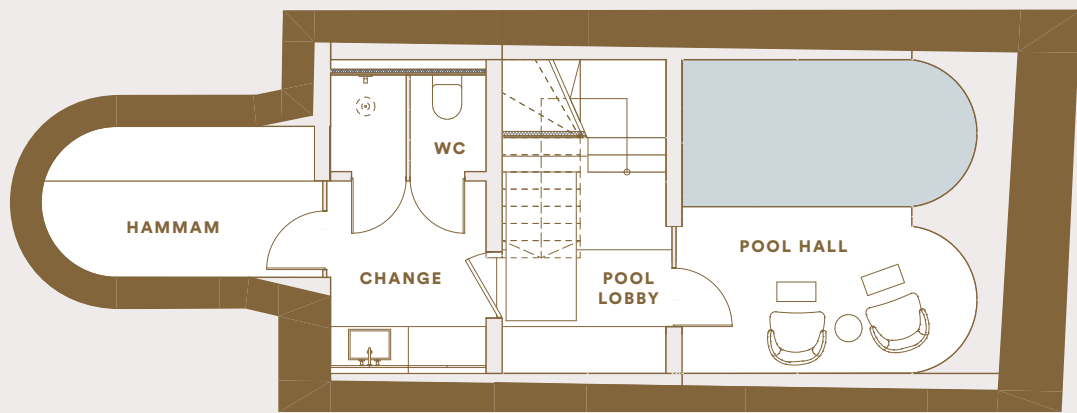




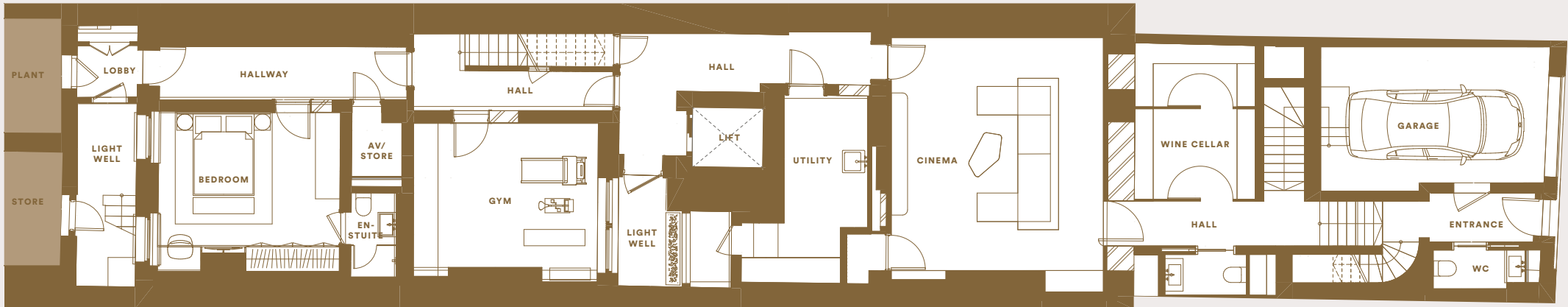
# PROPOSED LAYOUT



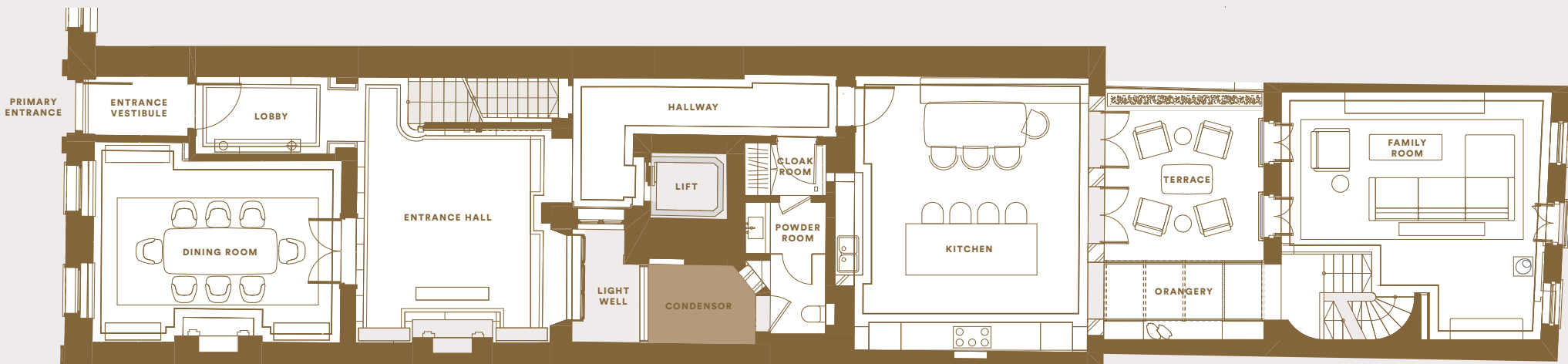
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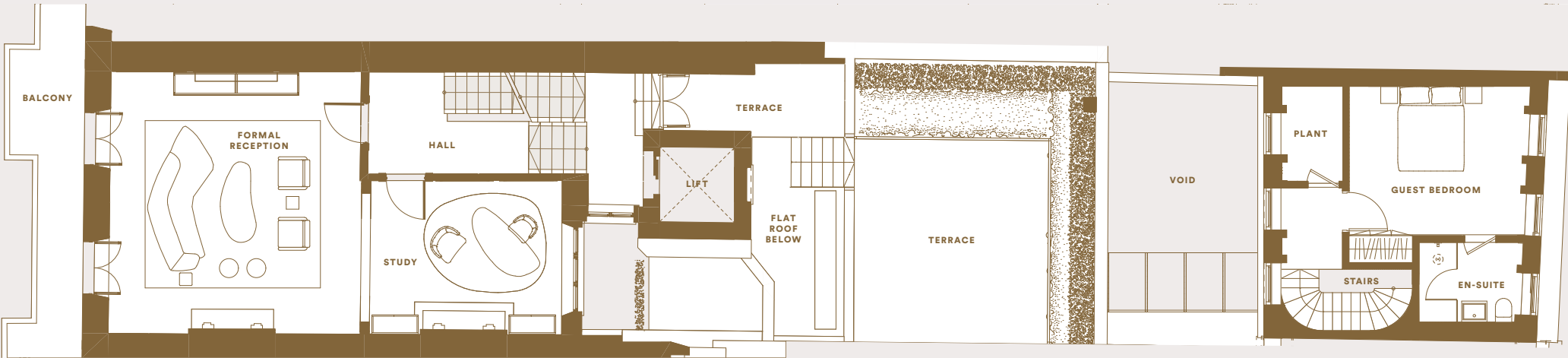
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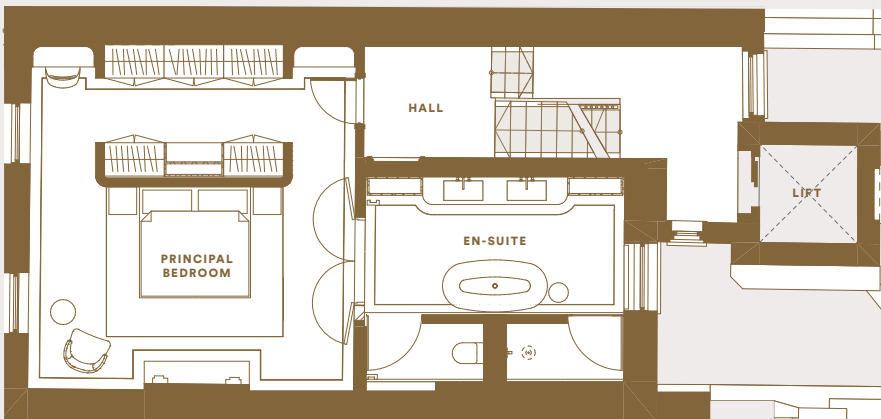
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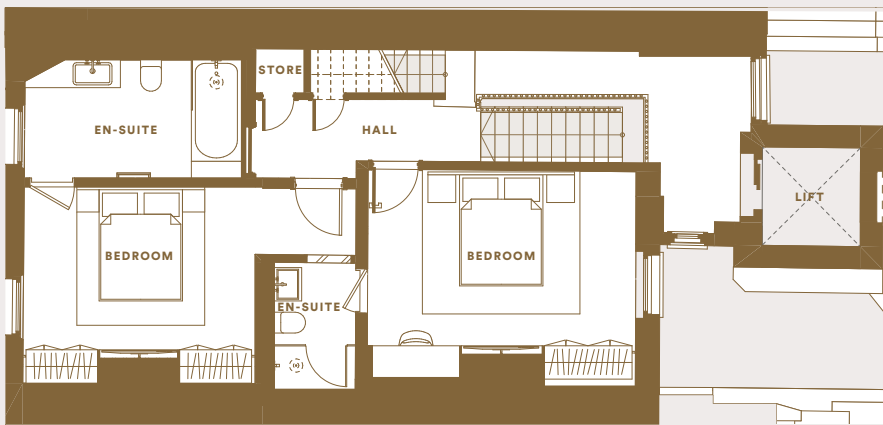
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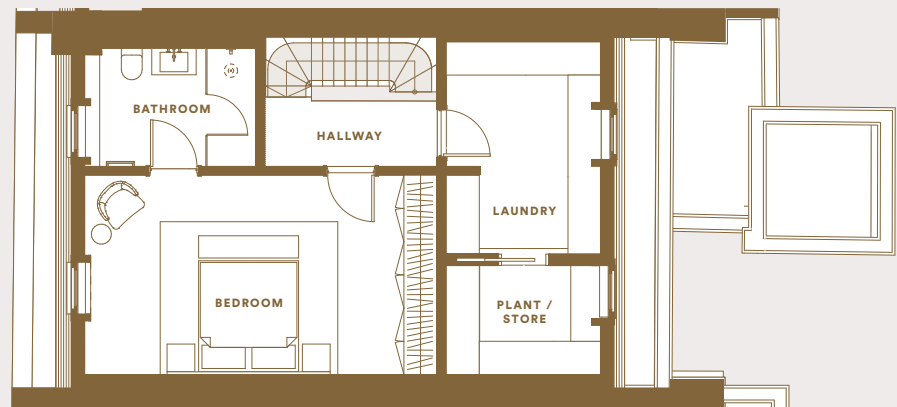
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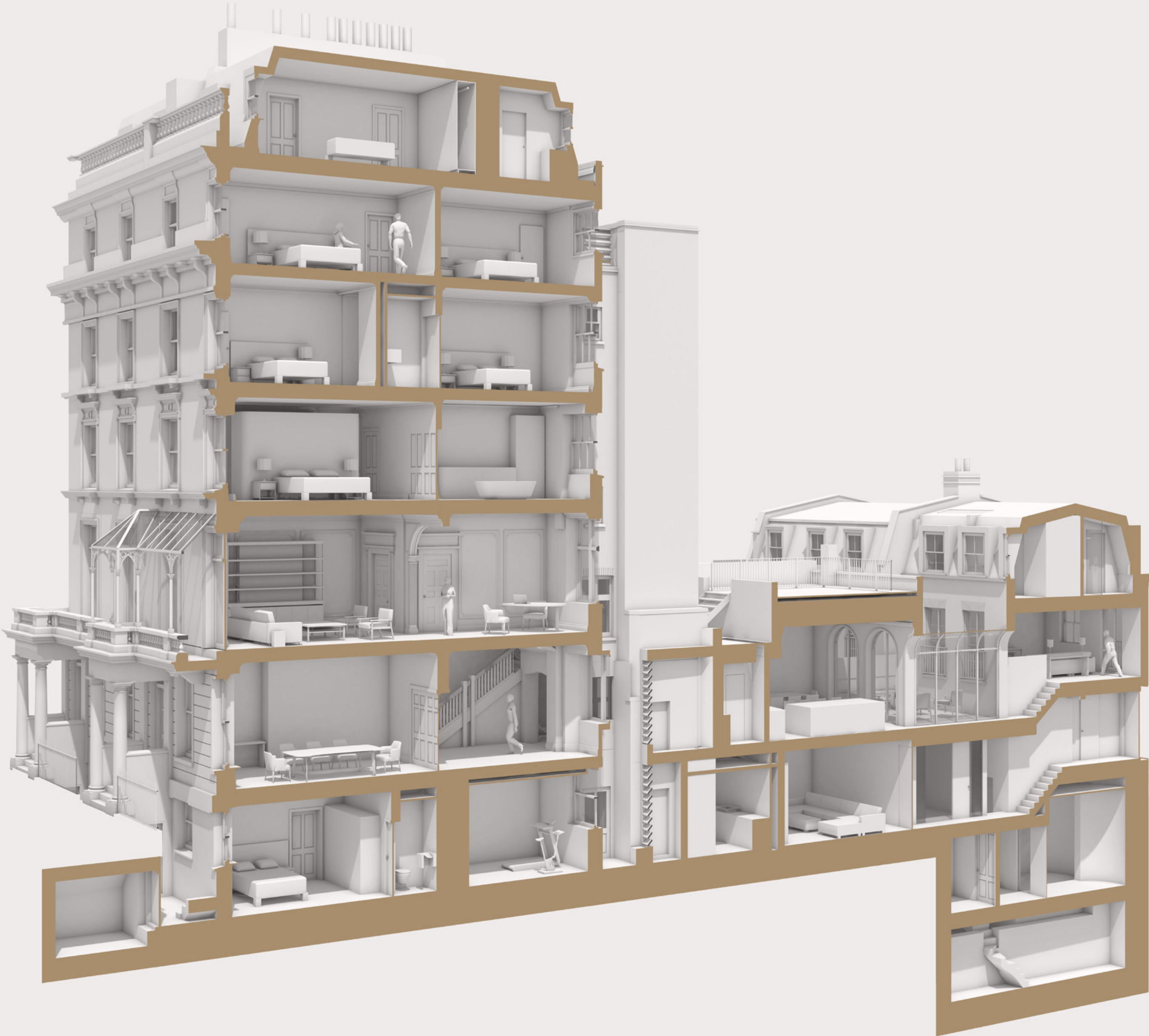
FOURTH FLOOR



FIFTH FLOOR











EXISTING ACCOMMODATION

PRINCIPAL RESIDENCE

- Entrance Hall
- Dining Room
- Formal Reception Room
- Fully Fitted Kitchen incorporating informal dining area
- Screening Room
- Gym with Changing Facilities, Steam Room & Shower
- Swimming Pool
- Principal bedroom with en-suite bathroom
- Four further bedrooms with en-suite bathrooms / shower rooms
- Three Further Bedrooms
- Family Bathroom
- Utility Room
- Staff bedroom with en-suite shower room

MEWS

- Studio with sleeping area, kitchenette & en-suite shower room
- Secure garage parking with stacker system for two cars

PROPOSED ACCOMMODATION

PRINCIPAL RESIDENCE

- Entrance Hall
- Dining Room
- Formal Reception Room
- Fully Fitted Kitchen incorporating informal dining area
- Orangery
- Family room
- Gym
- Cinema Room
- Wine Cellar
- Spa with Plunge Pool, Hammam & Changing Facilities
- Principal Bedroom Suite with Dressing Area and en-suite Bathroom
- Five further bedrooms with en-suite bathrooms / shower rooms
- Laundry Room
- Utility Room
- Staff Bedroom with en-suite shower room

MEWS

- Bedroom with en-suite shower room
- Secure garage parking

AMENITIES

- Two Terraces
- Eight Person Passenger Lift
- Secure Garage Parking
- Residents Permit Parking
- Access to Cadogan Place Communal Gardens

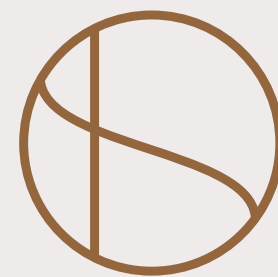
TERMS

- Price on Application
- Freehold



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