

Eaton Terrace  
Belgravia  
SW1W





Arranged over five floors, this charming, grade II listed, townhouse benefits from its own private terrace and garage.

Beautifully presented throughout, and retaining its period features and fireplaces, the property has an abundance of reception space, perfect for families and entertaining.

Accommodation comprises principal bedroom with dressing room and large en suite bathroom, a further double bedroom with en suite bathroom, four bedrooms, two family bathrooms, first floor drawing room, dining room, study, wine cellar, storage room, and play room.



Guide price  
**Available on request**

City of Westminster  
 Available unfurnished  
 Long let



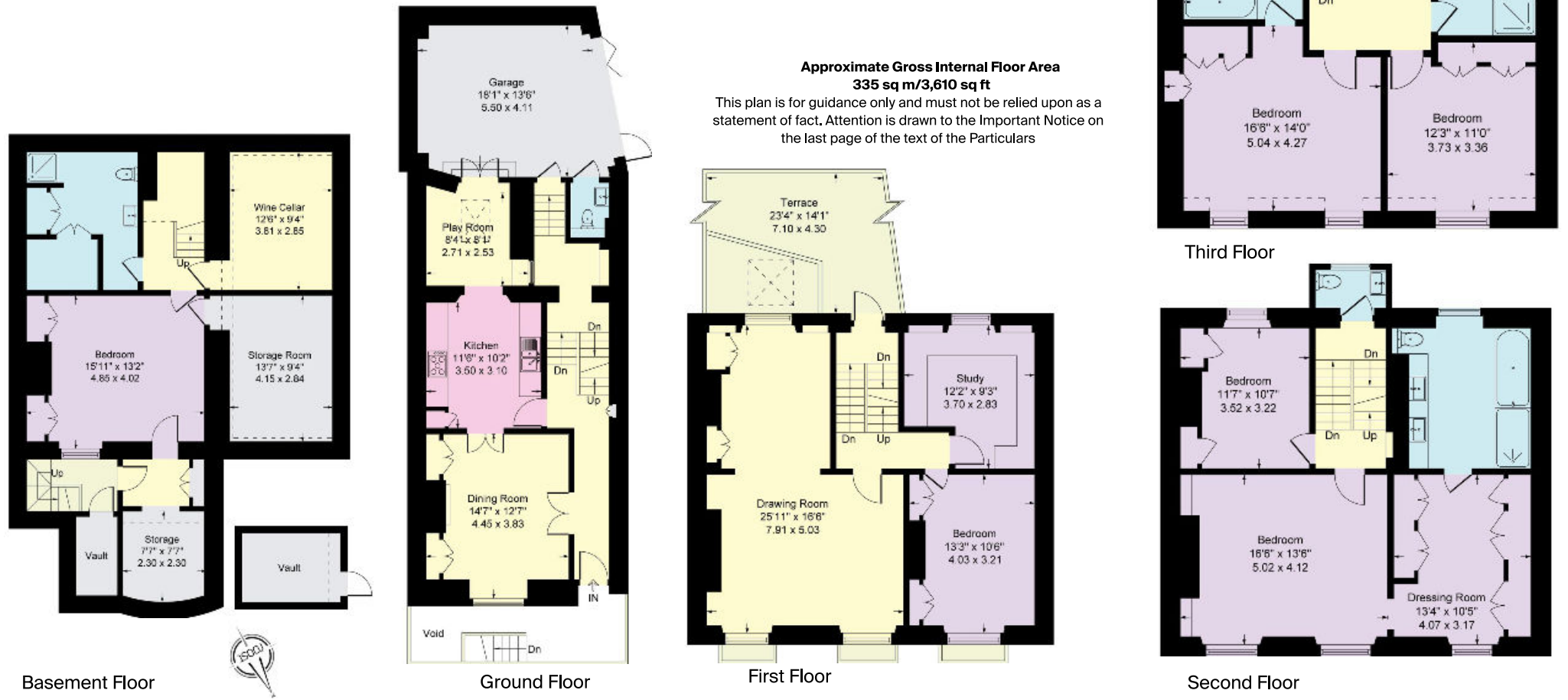
*The property is situated very close to the local amenities of the Kings Road, the exclusive shops on Sloane Street and fashionable restaurants and bars of Sloane Square. For transport links, Sloane Square tube (for the District and Circle Lines) and Victoria station (for the Victoria, District and Circle lines and Overground services) are both within easy walking distance.*





### Tenants Fees

All potential tenants should be advised that, as well as rent and the deposit, an administration fee of £288 and referencing fees of £48 per person will apply when renting a property (if not an AST). (All fees shown are inclusive of VAT.) If the landlord agrees to you having a pet, you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). Please ask us for more information about other fees that will apply or visit [www.knightfrank.co.uk/tenantfees](http://www.knightfrank.co.uk/tenantfees).



Knight Frank  
Belgravia Lettings  
82/83 Chester Square  
London SW1W 9HJ

**We would be delighted to tell you more.**

+44 20 7881 7730  
[belgravia.lettings@knightfrank.com](mailto:belgravia.lettings@knightfrank.com)

[knightfrank.co.uk](http://knightfrank.co.uk)



**Connecting people & property, perfectly.**

Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: 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. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2020. Photographs and videos dated October 2020.

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