



Eaton Place, Belgravia **SWIX**



Eaton Place, Belgravia, **SW1X**

An immaculately presented three bedroom duplex penthouse apartment (with direct lift access) available to rent. Accommodation is arranged across the third and fourth floors of this white stucco fronted period building in the heart of Belgravia, SW1. Featuring neutral decor and generous room sizes throughout, this luxurious home has an entrance on the second floor and comprises principal bedroom with walk-in wardrobe and bathroom and two further double bedrooms. The reception room is light and airy and opens into a separate dining room. There is also a well fitted kitchen and guest cloakroom and an amazing decked roof terrace giving wonderful views across the rooftops of London. The property benefits from air conditioning.



Guide price: £3,950

Furniture: Available furnished

Tenancy available from: 17th March 2023

Local authority: City of Westminster

Council tax band: H





Location

The property benefits from being located at the favoured end of Eaton Place, a short distance from Sloane Square. The property is also close to Motcomb Street and Elizabeth Street for the exclusive shops, restaurants and cafes of Belgravia.

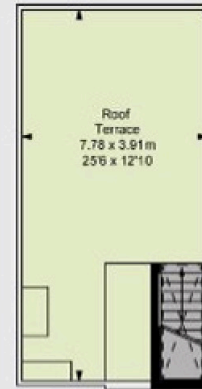
For transport, Sloane Square Tube station (for the District and Circle lines) is a short walk away and Victoria station (for the Victoria, District and Circle lines and Overground services) is also close by.



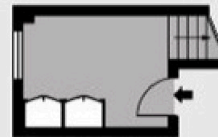
EATON PLACE, SW1X

Gross internal area 2,282 sq ft (211.97 sq m)
including restricted height under 1.5m (— — — — —)
For identification purposes only.

For illustrative purposes only – not to scale
The position and size of doors, windows, appliances
and other features are approximate only.



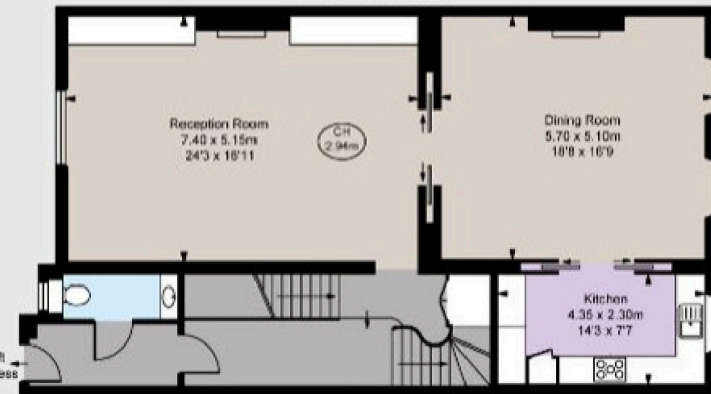
Fifth Floor



Second Floor
Approximate Gross Internal Area
8.11 sq m / 87 sq ft



Fourth Floor
Approximate Gross Internal Area
98.74 sq m / 1,063 sq ft



Third Floor
Approximate Gross Internal Area
105.12 sq m / 1,132 sq ft

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All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). 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). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical. 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 January 2023. Photographs and videos dated January 2023.

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