

Eaton Square, Belgravia **SW1W**



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Eaton Square, one of the most prestigious squares in Central London, is one of three garden squares built by the Grosvenor family in the 19th century and is ideally located for the transport links of Victoria and Sloane Square, as well as the array of shops and local amenities that Belgravia has to offer.

This three bedroom lateral apartment has been beautifully appointed and benefits from air conditioning throughout. Reception room, Kitchen/Dining room, Principal bedroom with en suite bathroom and dressing room, Further bedroom with en suite shower room, study, cloakroom, terrace, air conditioning, lift, porter.



Guide price: £5,500,000

Tenure: Leasehold: approximately 140 years remaining

Service charge: £11,302.48 per annum. Please note we have been unable to confirm the next review date for the service charge, please inquire.

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: H







Location:

Eaton Square is regarded as one of the finest addresses in London. The flat is just a short walk from Victoria station (0.4 miles away), which offers underground and mainline services including a fast link to Gatwick Airport.

The boutique shops and restaurants on Elizabeth Street are close by, and Sloane Square underground station is 0.3 miles away, along with the King's Road and Sloane Street. (All distances and times given are approximate).



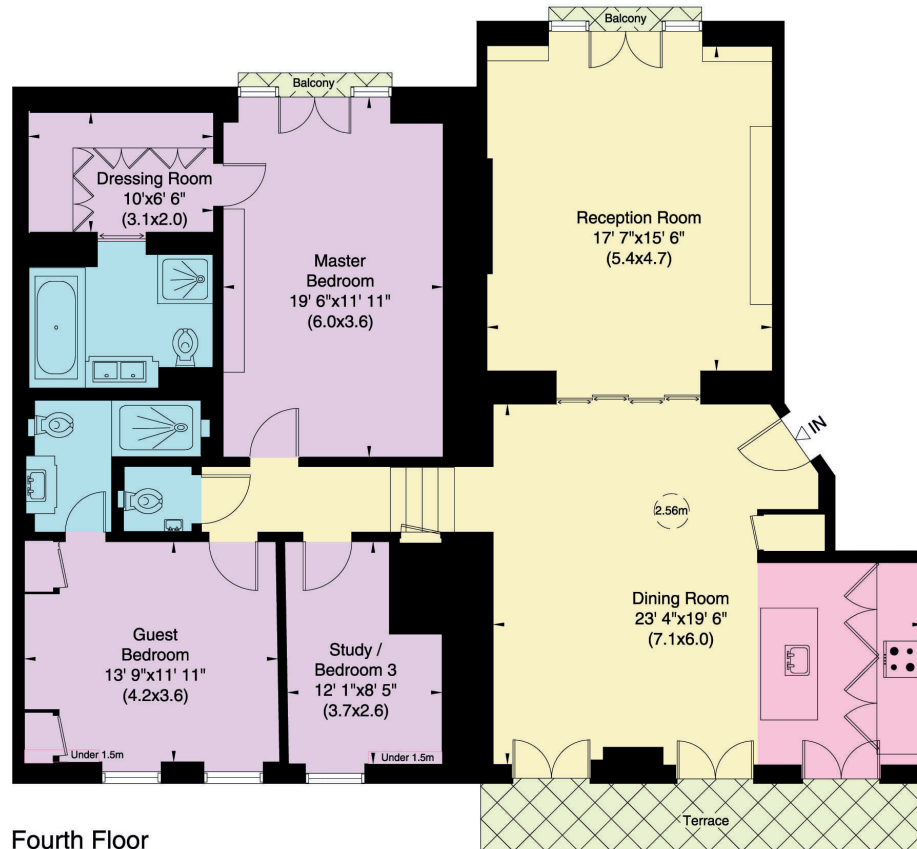






**Approximate Gross
Internal Floor Area
151 sq m / 1,627 sq ft**

This plan is for guidance
only and must not be relied
upon as a statement of fact.
Attention is drawn to
the important notice on the
last page of the text of
the Particulars.



Fourth Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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