



Eaton Place, London **SW1X**

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A one bedroom second floor flat with a separate studio/ office in Eaton Place Belgravia SW1.

Eaton Place is a well-regarded road in Belgravia located just behind Eaton Square. This flat is located at the favoured Western end, 0.4 miles from Sloane Square underground station (Circle/District line) which provides access to the city. The amenities and shops of Knightsbridge and the Kings Road are also a short distance from the property. (All distances and times are approximate).



Guide price: £2,000,000

Tenure: Leasehold: approximately 109 years remaining

Service charge: £2,360 per annum, reviewed every year, next review due 2025

Ground rent: Peppercorn

Local authority: City of Westminster

Council tax band: G





Property

Situated at the desirable western end of Eaton Place, this second-floor 1-bedroom flat boasts impressive ceiling height. Additionally, there is a separate room on the first-floor half landing, which includes a bedroom and bathroom, ideal for guests or staff.

The main living area is generously proportioned and includes a spacious reception room, a substantial double bedroom with an en-suite bathroom, and a combined kitchen and dining area. Separate from the main apartment, there is an additional studio room on the first-floor half landing. This studio features a well-sized bedroom with an en suite bathroom, excellent ceiling height, and a large south-facing bay window. The property is Grade II listed.



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Approximate Gross Internal Floor Area
105 sq m / 1,133 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.



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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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