

Eaton Square, Belgravia **SWIW**





# Eaton Square Belgravia SW1W

This superb property is arranged as two apartments, the main flat is arranged laterally on the top floor of the building covering 2,617 square feet. Additionally, there is a separate studio flat in the basement covering 357 square feet which could be used as staff quarters. The total area of both flats is approximately 2,974 square feet.

The property is currently held on a lease with approximately 6 years remaining, the owner is in negotiations with the landlord for a 90 year lease extension which we understand will be in place with a peppercorn ground rent by the time any potential sale completes with a buyer.



**Guide price:** £9,500,000

**Tenure:** Leasehold, approximately 6 years, 96 years on completion.

**Service charge:** £70,000 per annum, reviewed every year, next review due 2025

**Ground rent:** £21,710 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** H





The penthouse comprises a reception room and principal bedroom suite both of which benefit from access onto a terrace with direct views over the gardens of Eaton Square. In addition, there is a guest bedroom suite, study / bedroom, dining room and, kitchen. The studio comprises a kitchen, bathroom, and bedroom / sitting room. There are two lifts in the building, with a principal passenger lift servicing the penthouse and a second service lift providing access to the studio in the basement.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.







## Location

Eaton Square is a world renowned address in Belgravia comprising 118 buildings built around 6 acres of communal gardens. This property is located in the favoured North Western end of the Square, close to Sloane Square, The Kings Road, Sloane Street and, Knightsbridge.









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Approximate Gross Internal Area  
277 sq m/ 2974 sq ft



Lower Ground Floor

Sixth Floor

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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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