

Eaton Place, Belgravia SW1X



Eaton Place, Belgravia **SW1X**

A two bedroom garden flat for sale on Eaton Place.

A generously proportioned and immaculately presented garden flat with superb open plan living space opening onto a wonderful private patio garden. The property also provides two bedrooms, both with en-suites. Whilst situated on the lower ground floor of a Grade II listed building, the property has direct lift access and is situated centrally on the street.

The property has a right to apply for access to the private gardens at Belgrave Square which includes a tennis court.



Guide price: £2,250,000

Tenure: Leasehold: approximately 100 years remaining

Service charge: £6,720 per annum, reviewed annually, next review due 2025

Local authority: City of Westminster

Council tax band: F





Eaton Place is a sought-after address to the north of Eaton Square, providing easy access to both Sloane Square and Knightsbridge, with Elizabeth Street's eclectic range of boutiques, cafes and restaurants being just around the corner.



Eaton Place, SW1X

**Approximate Gross Internal Floor Area
131.7 sq m / 1,417 sq ft including reduced headroom**

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.

Knight Frank
Belgravia Sales
47 Lower Belgrave Street
SW1W 0LS

We would be delighted to tell you more
Chris Mulry
+44 20 7881 7727
chris.mulry@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



Lower Ground Floor



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.

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 April 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.