

Eaton Place, London SW1X

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# Eaton Place

## London **SW1X**

Arranged over the first and second floor of a period building in Eaton Place, this two bedroom apartment is presented in very good condition throughout and benefits from fantastic proportions particularly on the first floor. Accommodation covers 1,533 square feet and comprises a large three window wide reception room on the first floor with three french doors leading onto a balcony, separate kitchen, principle bedroom suite, guest bedroom and second bathroom. The property is located at the favoured Western end of Eaton Place and is held on a lease with approximately 981 years remaining, as well as owning a share in the freehold of the building.



**Guide price:** £4,250,000

**Tenure:** Share of freehold plus leasehold, approximately 981 years remaining

**Service charge:** £7445 per annum

**Ground rent:** Peppercorn

**Local authority:** City of Westminster

**Council tax band:** H



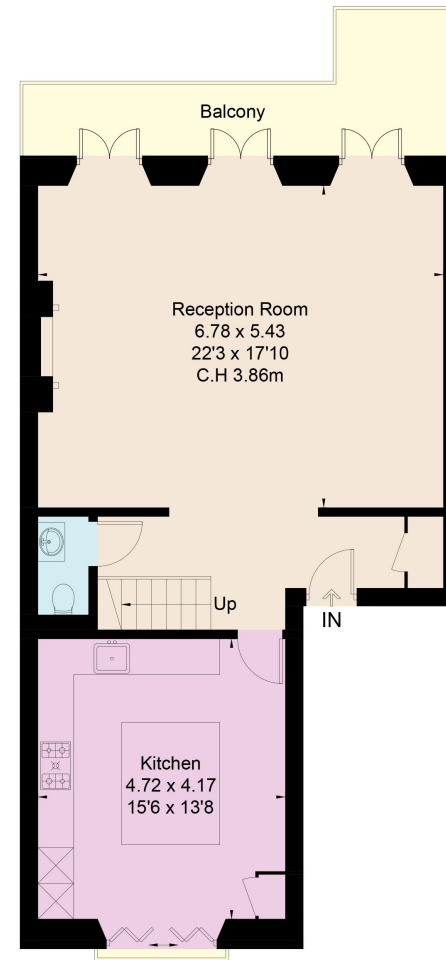
Eaton Place is a popular residential road in Belgravia a short walk from Sloane Square and Knightsbridge. Please note we have been unable to obtain service charge review periods. Please ensure you/your advisors make your own enquiries.



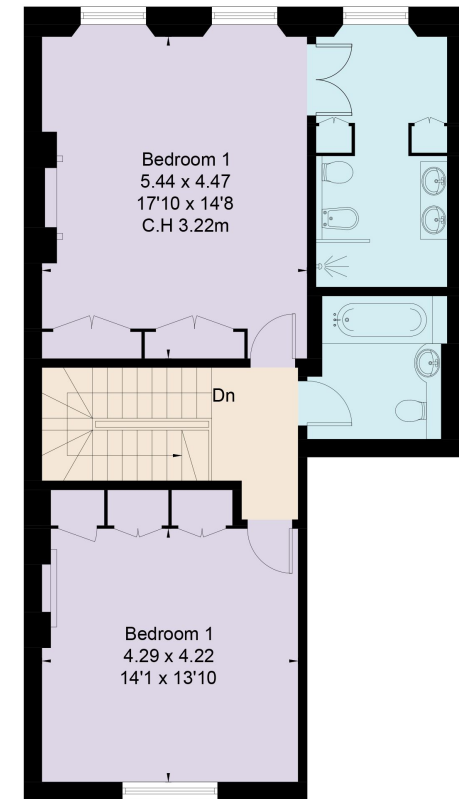
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**Approximate Gross Internal Floor Area**  
**142.4 sq m / 1533 sq ft**

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.



First Floor



Second Floor

**Knight Frank**  
**Belgravia Sales**  
47 Lower Belgrave Street  
SW1W 0LS

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 March 2024. Photographs and videos dated December 2023.  
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