

Eaton Place, Belgravia SW1X

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# Eaton Place

## Belgravia **SW1X**

Eaton Place is a residential street in Belgravia comprising 104 mainly white stucco fronted buildings arranged as flats. This apartment is located at the favoured Western end of the street close to Sloane Square, The Kings Road and, Sloane Street. The internationally renowned shops can be found in Knightsbridge, and Hyde Park is close by.



**Guide price:** £7,250,000

**Tenure:** Leasehold: approximately 124 years remaining

**Service charge:** £9,171.67 per annum, reviewed every year, next review due 2025

**Ground rent:** Peppercorn

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** H

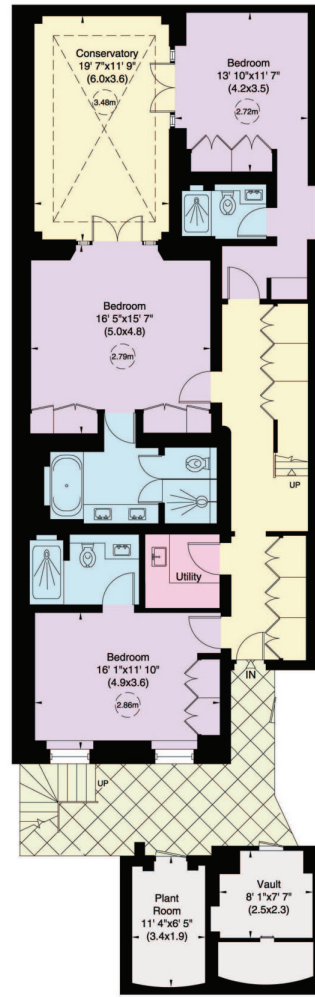


Arranged over the ground and lower ground floor of a White stucco fronted building in Belgravia, this apartment has been recently refurbished by prestigious developers Residence One and is presented in immaculate condition throughout. Held on a lease with approximately 124 years remaining and covering 2,555 square feet (excluding vaults) accommodation benefits from air conditioning and underfloor heating throughout and with bespoke kitchen, bathrooms and, interior design. The reception room and dining room on the ground floor both benefit from superb proportions with ceiling height in excess of 3.6 meters. All the bedrooms have air conditioning and en-suite bathrooms, and the conservatory has a retractable glass roof providing a space which can be used all year round. This really is an exceptional apartment presented in immaculate condition.

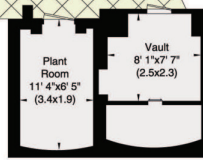




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor



Ground Floor

### Eaton Place, SW1

Approximate Gross Internal Area  
 252 sq m/ 2714 sq ft Including Vault and Plant Room  
 237 sq m/ 2555 sq ft Excluding Vault and Plant Room



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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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