

Eaton Place, London **SWIX**

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# Eaton Place, London **SW1X**

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Presenting an exceptional two-bedroom, two-bathroom flat situated on the second floor of this period building on Eaton Place. Spanning approximately 1,181 square feet, this meticulously designed apartment offers a seamless blend of classic charm and modern convenience.

Upon entry, the property welcomes you into a generously proportioned living space bathed in natural light from large windows and South-Facing aspect. The open-plan layout integrates the living, dining, and kitchen areas, providing a versatile environment for everyday living. The flat comprises two spacious bedrooms, both of which have en-suite bathrooms. Additionally, there is a guest w/c.



**Guide price:** £3,250,000

**Tenure:** Share of freehold plus leasehold, approximately 991 years remaining

**Service charge:** £12,946.96 per annum, reviewed every year, next review due 2025

**Local authority:** City of Westminster

**Council tax band:** H





## Property

Benefiting from a share of freehold, this property affords the opportunity for greater control over the management of the building. Share of freehold and Grade II listed.

## Location

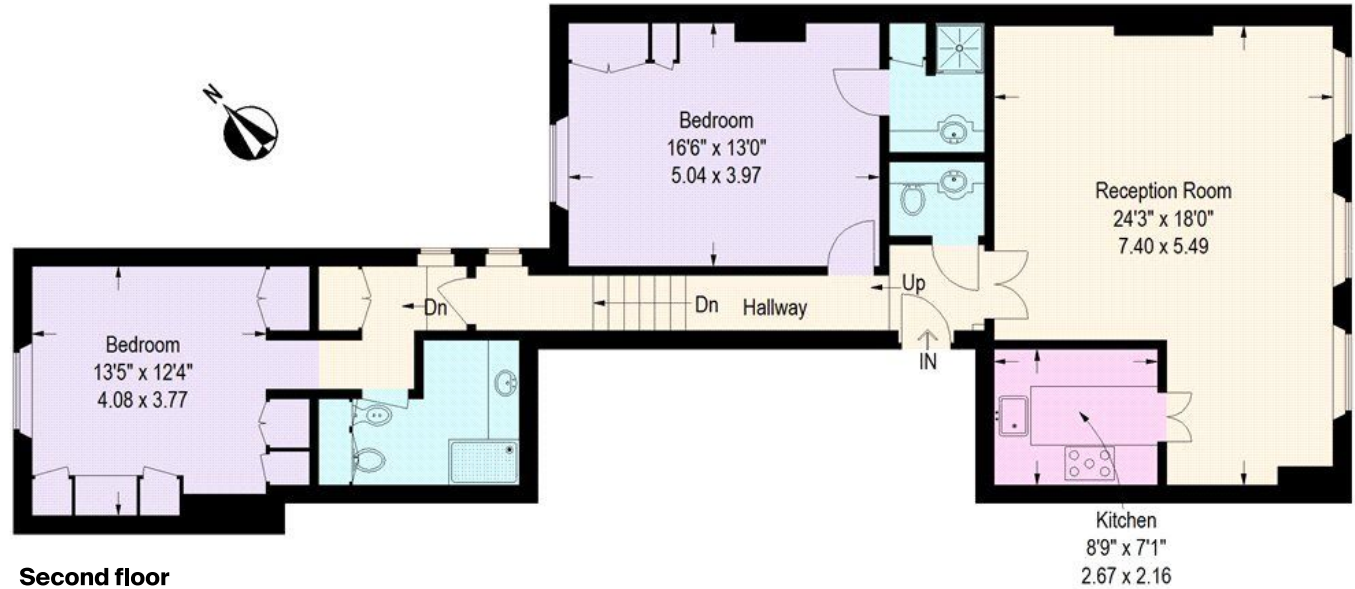
Eaton Place, nestled in Belgravia, London, epitomizes sophistication and exclusivity. With its grand Georgian architecture and proximity to Buckingham Palace and Sloane Square, residents enjoy a lifestyle defined by luxury and convenience. Superb transport links Sloane Square Underground Station and Victoria Station, ensuring easy access to the city's cultural landmarks.



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**Approximate Gross Internal Floor Area**  
**108.1 sq m / 1164 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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I 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 March 2024.

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