



# EATON PLACE

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BELGRAVIA SWIX





A BEAUTIFULLY PRESENTED SECOND FLOOR APARTMENT (WITH LIFT) IN A HANDSOME STUCCO BUILDING CLOSE TO SLOANE SQUARE. THE BUILDING AND APARTMENT HAVE BEEN REFURBISHED AND DELIVER A VERY HIGH QUALITY OF LIVING, IN A SHARE OF FREEHOLD APARTMENT.

This immaculate apartment has elegant proportions and is well-arranged over the second floor of this handsome stucco house in the heart of Belgravia.

The reception room is over 23' wide and faces south with wonderful light, enhanced by 3.3m ceilings. There is a dining area and fitted kitchen providing ideal day-to-day living whilst also giving excellent volume for entertaining.



The entrance hall has a guest cloakroom and leads to the two bedrooms which are unusually of equal size, both en suite and nicely separated from the reception space, giving privacy. The principal bedroom is very private separated by stairs and with a large en suite shower room

The building was substantially refurbished in recent times with a grand staircase and lift in very good condition.

The building is Share of Freehold with ultra-long leases and separated into five apartments.

Being on the Grosvenor Estate, the property has a right to apply for access to the communal gardens at Belgrave Square. The tennis court requires a further application.

## LOCATION

Eaton Place is a very grand and wide white stucco address in the heart of Belgravia. Within striking distance of Sloane Square and Knightsbridge, it is ideally located to access the best of the shopping, restaurant and transport link amenities that make the life-style of this postcode a super-prime, global address.



- 2 Bedrooms
- 1 Reception room
- 2 Bathrooms
- Lift
- Air con/comfort cooling
- Residents parking

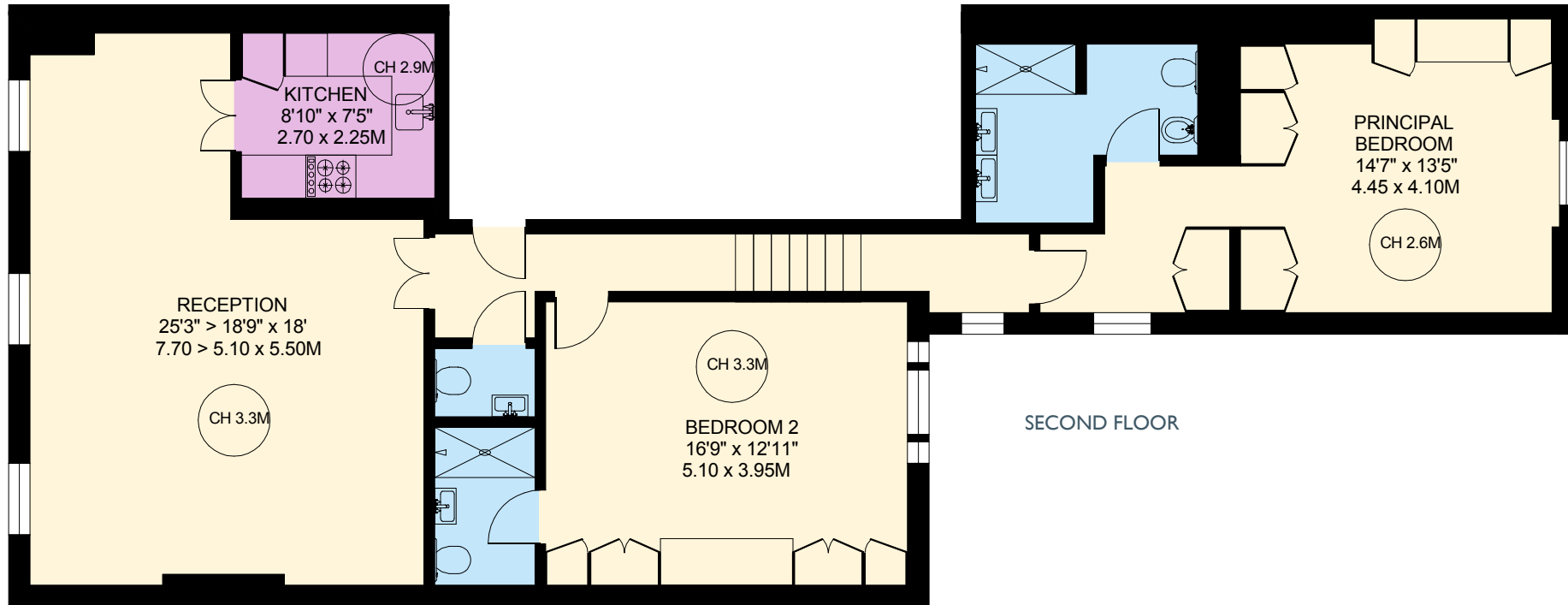




APPROX. INTERNAL FLOOR AREA

1,164 Sq. Ft. / 108.1 Sq. M.

Illustration For Identification Only. Not to Scale



SECOND FLOOR



Sloane Street

66 Sloane Street, London SW1X 9SH

020 7235 9959

sloanestreet@struttandparker.com



Belgravia

47 Lower Belgrave Street, London SW1W 0LS

020 3906 6126

Issy.Foster@knightfrank.com

SHARE OF FREEHOLD Approximately 991 years remaining

LOCAL AUTHORITY Westminster City

COUNCIL TAX BAND H

EPC RATING D

ASKING PRICE £2,995,000

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Over 50 offices across England and Scotland, including prime Central London

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