

Eaton Place

Belgravia, SW1X



A stunning duplex situated on a prime Belgravia address.

This beautifully presented duplex apartment benefits from two elegant bedrooms and an exceptional south facing private garden, situated moments from Belgravia's finest offerings.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



SHARE OF FREEHOLD



1,430 SQ FT



**GUIDE PRICE
£2,650,000**



The property

The ground floor is particularly impressive, benefitting from grand ceiling heights that create a wonderful sense of volume and natural light, providing an elegant setting for both everyday living and entertaining. The apartment is presented in good condition throughout, combining classic architectural features with comfortable modern finishes.

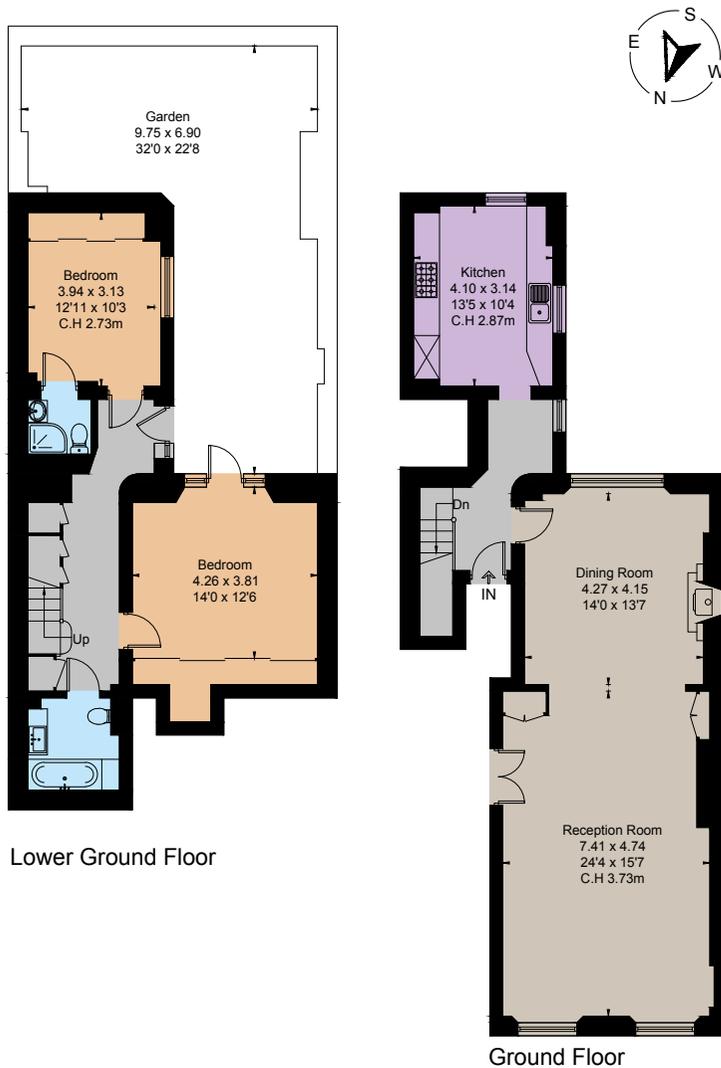
The lower ground floor offers two well-proportioned bedrooms, supported by excellent storage throughout. This level opens directly onto a private garden, a rare and valuable feature in such a prime central location, ideal for outdoor dining and entertaining.

Location

Eaton Place is one of Belgravia's most distinguished addresses, renowned for its elegant white stucco architecture and refined residential atmosphere. Ideally positioned moments from the boutiques and cafés of Elizabeth Street, the property also enjoys close proximity to Sloane Square, Knightsbridge and Hyde Park, offering the very best of prime central London living.







Floorplans

Gross internal area 1,430 sq ft (132.9 sq m)

For identification purposes only.

General

Tenure: Share of freehold, 998 years

Local Authority: City of Westminster

Service Charge: Circa £10,000 PA

Council Tax: Band H

EPC Rating: D

Parking: Residents' permit

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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