

# Eaton Square

London, SW1W



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**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## A beautifully appointed apartment for sale on Eaton Square.

Set in a stucco fronted villa on the world-famous Eaton Square, this 4th floor apartment is presented in excellent order throughout and is served by a porter and lift.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**3 BATHROOMS**



**LEASEHOLD**



**1,850 SQ FT**



**GUIDE PRICE  
£6,500,000**



### The property

A fourth-floor apartment in a handsome and imposing stucco fronted villa.

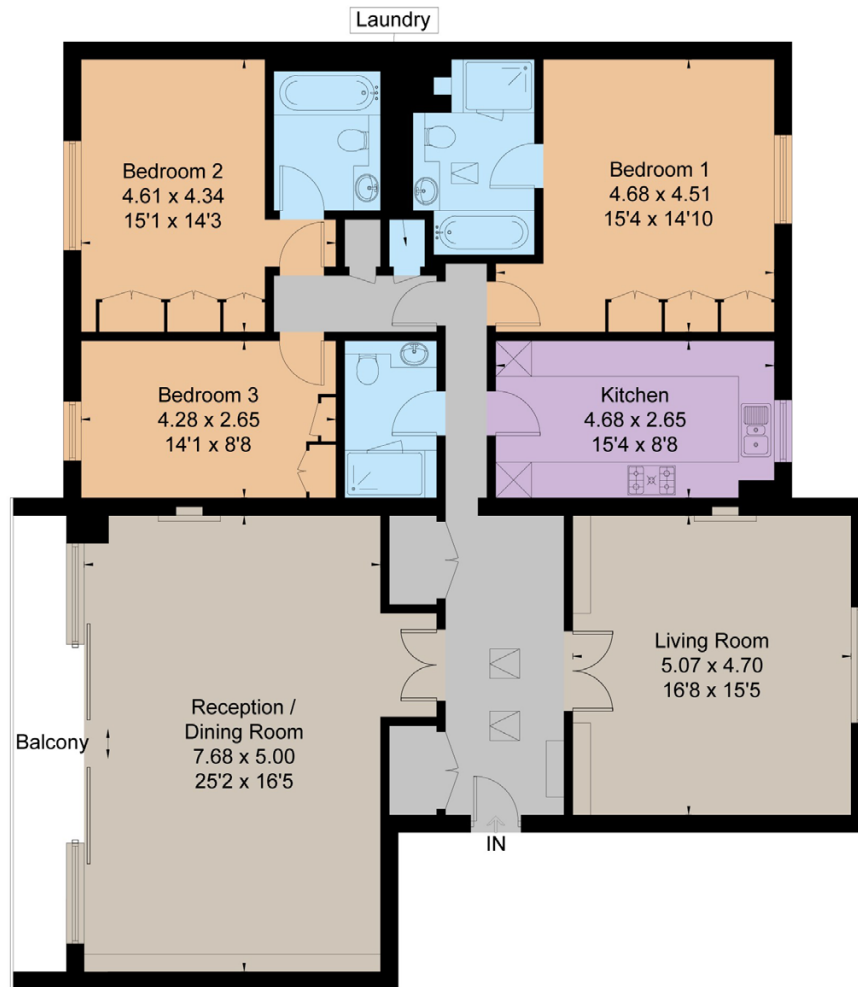
Accommodation extends to 1,850 sq. ft and comprises; 3 double bedrooms, 3 bathrooms, modern fitted kitchen and two interlinking reception rooms offering superb entertaining and living space.

### Location

45 Eaton Square is located at the favoured western end of Eaton Square, close to Sloane Square and the world-famous King's Road. The security in Eaton Square is managed by a dedicated Grosvenor Estate team who patrol the square 24 hours a day.







Fourth Floor

## Floorplans

Gross internal area 1,850 sq ft (172 sq m)

For identification purposes only.

## General

**Tenure:** Leasehold. Lease was extended in 2015: From 18 March 2015 to 20 March 2173

**Local Authority:** City of Westminster

**Service Charge:** Circa £20,000

**Ground Rent:** Peppercorn

**Council Tax:** Band H

**EPC Rating:** D

**Parking:** Permit parking

**Broadband:** Available

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