



CHATTERTON | REES



42 Eaton Square, London, SW1W 9BD

£4,695,000

An excellent example of an Eaton Square Penthouse apartment. This property has three bedrooms, two have en suite bathrooms with the master suite benefiting from a huge walk in wardrobe with great quality built in storage.

The main reception room to the front has vaulted ceilings, air con and access on to a private roof terrace via sliding doors. The front of the property overlooks the middle of Eaton Square gardens resulting in year round stunning views.

Furthermore there is a second living area to the rear which is adaptable for various uses such as dining, cinema or snug area along with a separate kitchen with stunning natural stone counter tops and bespoke made kitchen units and the some of the best appliances.

Sold on a 30 year enfranchiseable lease meaning you can extend by a further 90 years which is a rarity for Eaton Square with most limited to a maximum of 20 years, The building has a lift, porter and care taker along with the property being fully air conditioned this is a great option for anyone looking for a secure large lateral apartment.

Floor Plan

EATON SQUARE, SW1

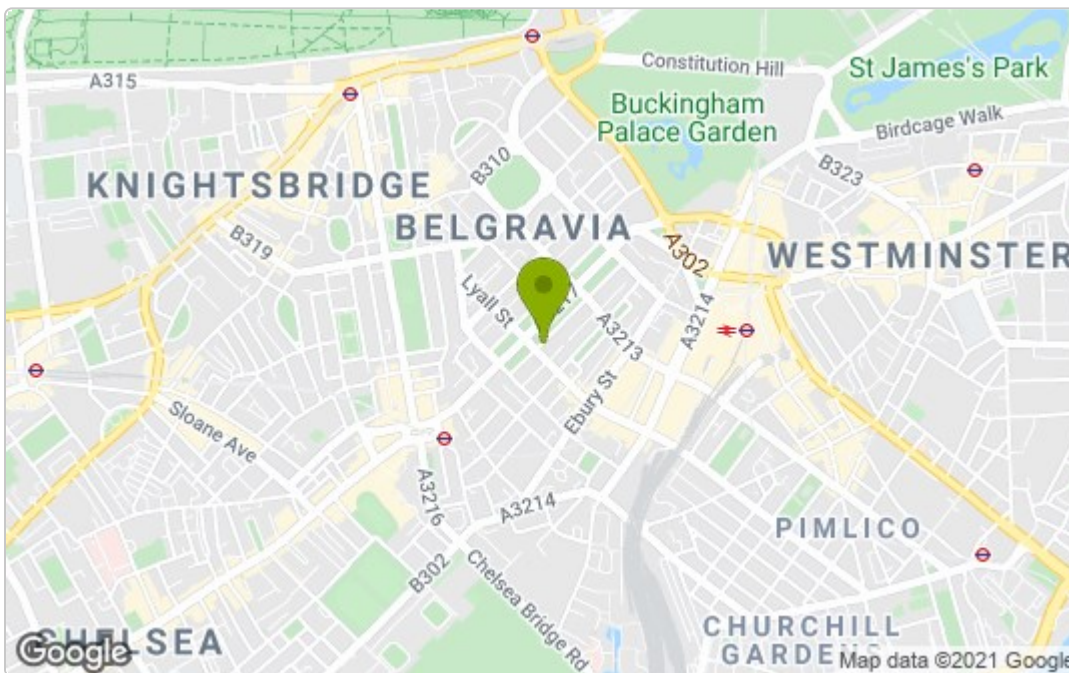
Approx. Gross Internal Area *
1,630 Ft² - 151.43 M²



Fourth Floor

Illustration For Identification Purposes Only. Not to Scale
* As Defined by RICS - Code of Measuring Practice
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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