



RIGBY & MARCHANT

No.1 Eaton Square,

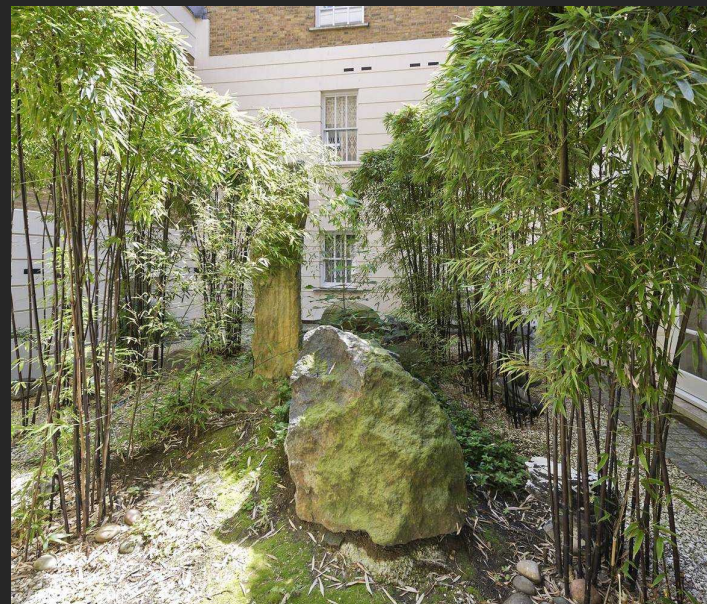
London. SW1W 9DA

In Excess of £4,500,000



No.1 Eaton Square, London. SW1W

An immaculate and well-proportioned three bedroom ground floor maisonette located in No.1 Eaton Square, one of London's most prestigious and sought after garden squares. This predominantly west facing property benefits from exceptional living space throughout, including a spacious formal drawing room and dining room, each with access to a balcony overlooking the private Ornamental Garden below. There is a master suite, further double bedroom suite presently utilised as a dressing room, a third double bedroom and bathroom and finally an elegant study with access to the garden. The apartment has been comprehensively refurbished to an extremely high standard and is one of just a few properties in the square to have under floor heating throughout, a rare pleasure in a Grade II listed property and also benefits from grand ceiling heights, elegant period features and a long lease (Approximately 141 years unexpired). No.1 Eaton Square is a well maintained building with a 24 hour caretaker and additional security at all times and has use of the garden squares and tennis court.



No.1 Eaton Square, London. SW1W

Eaton Square is a highly regarded address located in the heart of Belgravia, 0.5 miles from Sloane Square underground station. The shops of Elizabeth Street are close by, together with all the many international shops and amenities of Knightsbridge. In accordance with the Estate Agents Act (Amended 1991) we are bound to advise you that the vendor is related to a Director of Rigby & Marchant. Council Tax band: H

Tenure: Leasehold

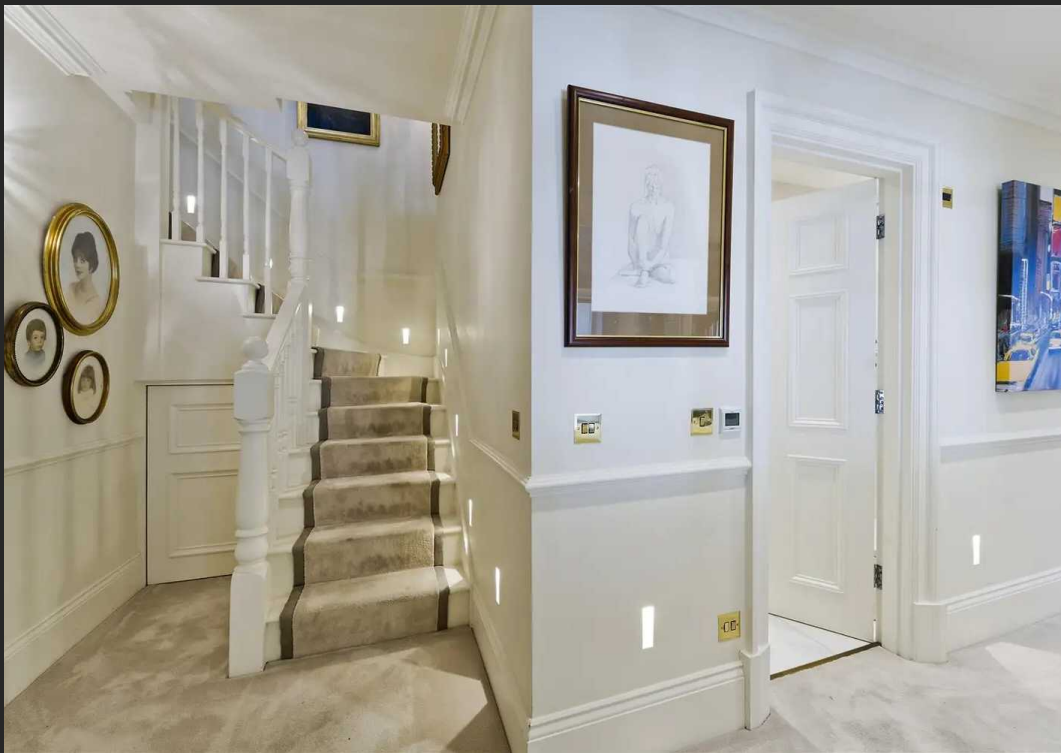
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Private Garden
- 24 Hour Security
- Porter








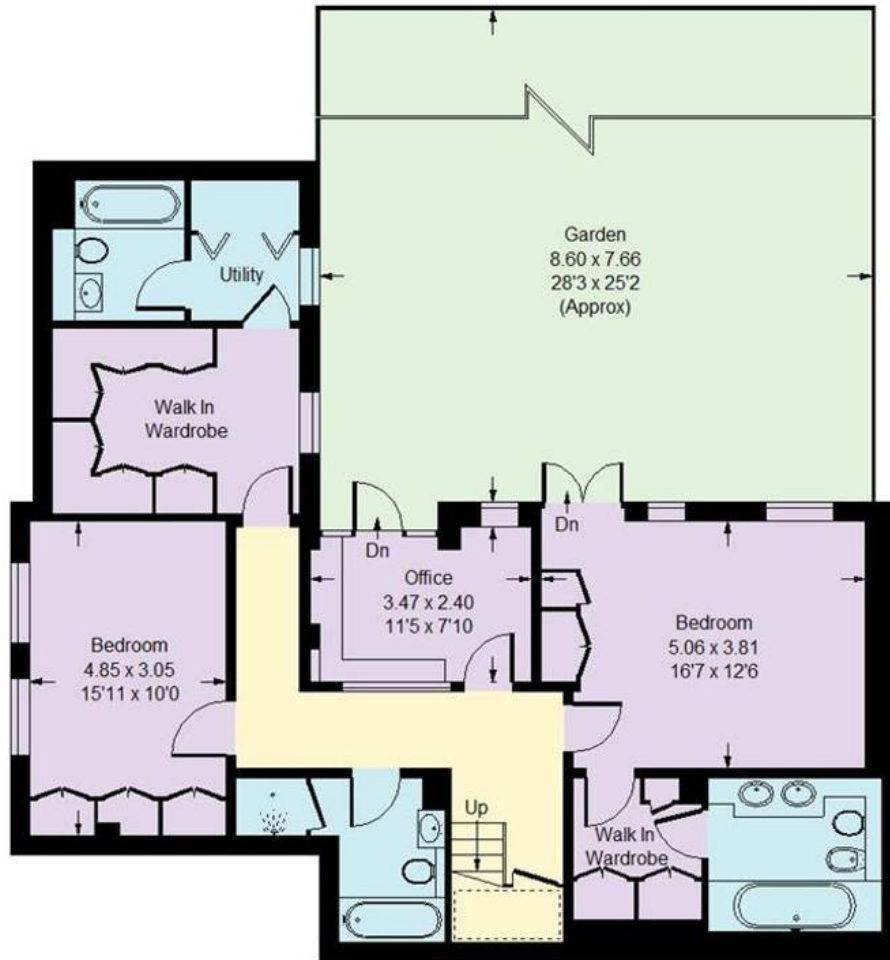


Eaton Square, SW1

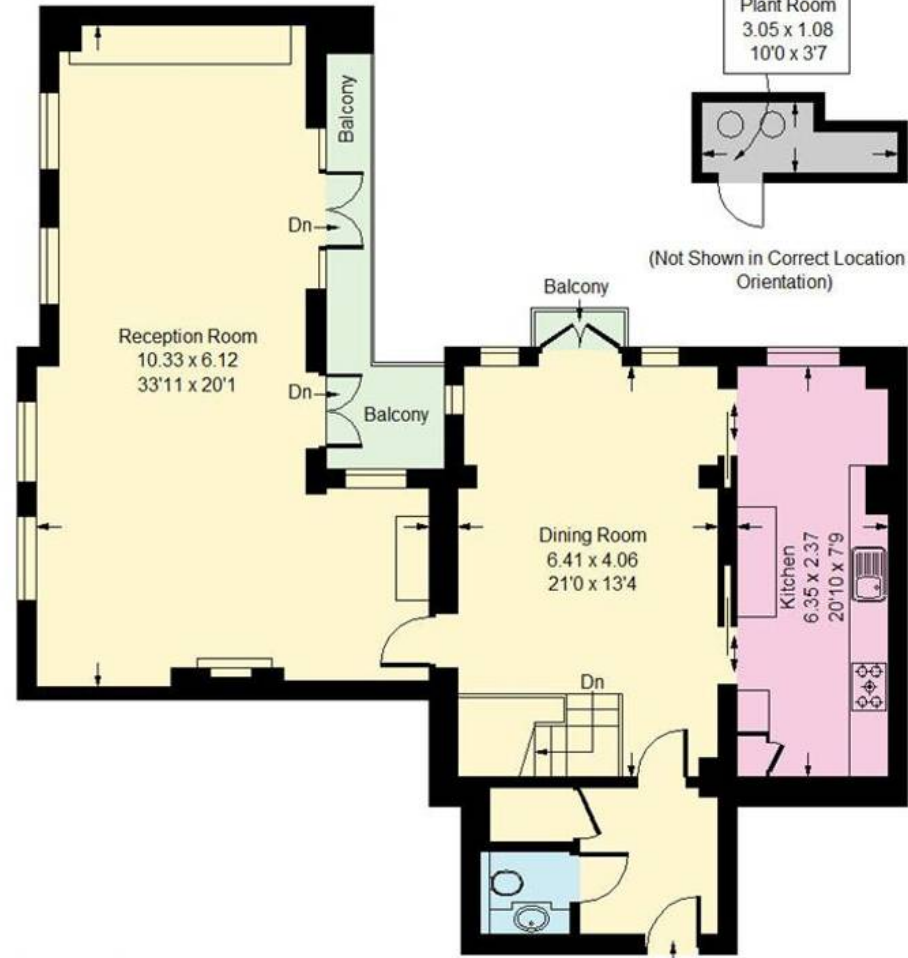
Approx. Gross Internal Area = 198 sq m / 2131 sq ft
 Plant Room = 2.8 sq m / 30 sq ft
 Total = 200.8 sq m / 2161 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Lower Ground Floor



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.



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