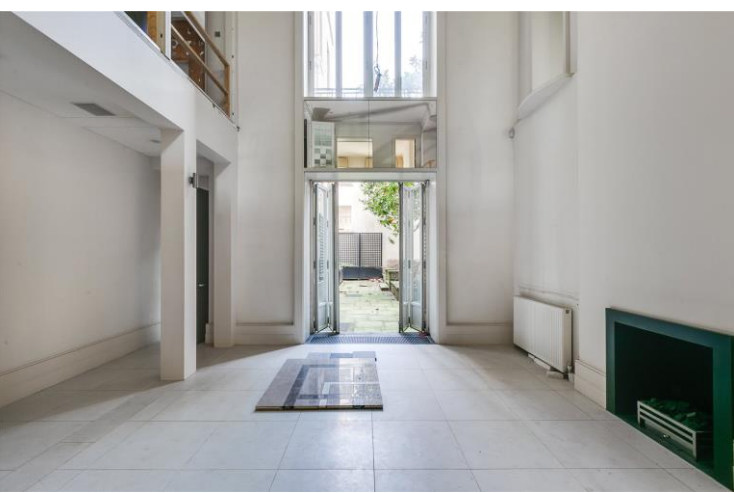




Eaton Square  
Belgravia, SW1W

CHESTERTONS









An exceptional opportunity to acquire a grand apartment of impressive proportions, occupying a superb position on the north terrace of Eaton Square. The property, which requires refurbishment, further benefits from a private garden (under a separate license).

Measuring approximately 6170 sqft including a separate vault, the property requires a complete refurbishment but there is potential to create one of the finest homes in Eaton Square, which would comprise 4/5 bedrooms, numerous rooms for entertaining as well as staff accommodation.

Number 80 Eaton Square is situated on the exclusive North terrace of this highly desirable address and benefits from a caretaker/porter, 24 hr security patrols and access to the residents' garden (by separate negotiation).

Eaton Square has been considered as one of London's most desirable addresses since this majestic terrace of white stucco-fronted buildings was originally laid out in the mid-19th century by Grosvenor's master builder, Thomas Cubitt. It is ideally located for the iconic shops, restaurants and hotels surrounding Sloane Square, Hyde Park and Knightsbridge and provides easy access by car to Heathrow, Mayfair and the City.

- Grand Eaton Square Apartment
- Private Garden (under separate licence)
- Approximately 6170 sqft (including vault)
- Situated on the much-admired North terrace of Eaton Square
- Access to Eaton Square Gardens

£17,500,000 Asking Price

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
69-80 C		
55-68 D		
49-54 E		
35-48 F		
21-34 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

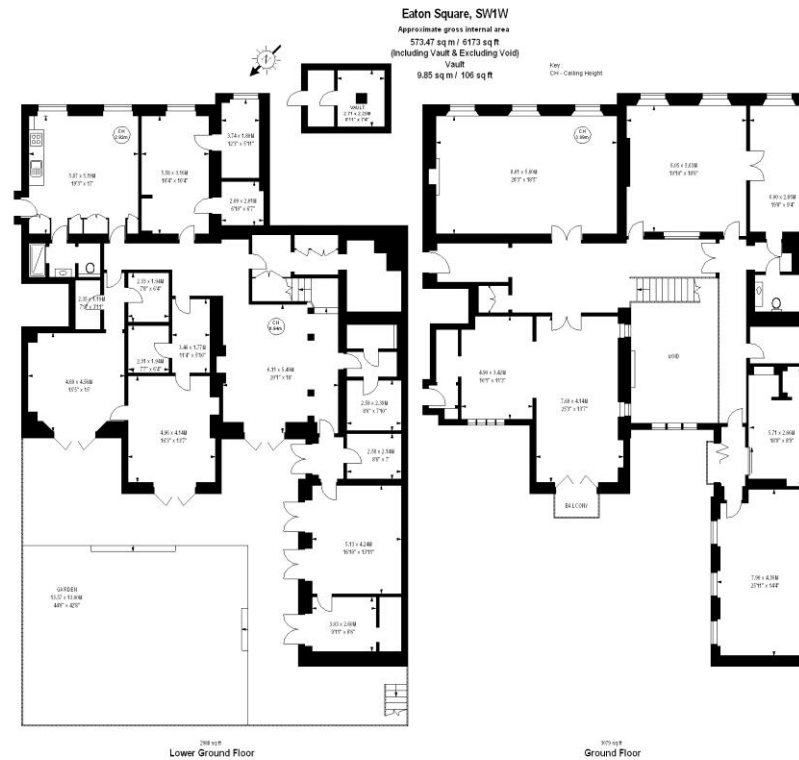
**Tenure:** Leasehold – Approximately 55 years unexpired  
**Service Charge:** £32,800 pa  
**Ground Rent:** £1,500 pa

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