

The image features a teal background with a marbled pattern of darker and lighter shades. Centered horizontally is the text "9 EATON SQUARE | BELGRAVIA SW1W" in a white, sans-serif font. This text is framed by two thin white horizontal lines, one positioned above and one below the text.

9 EATON SQUARE | BELGRAVIA SW1W

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This impeccably presented penthouse apartment, spanning three buildings on the prestigious Eaton Square, boasts meticulous design, direct-lift access, and 24-hour portage.

The superbly planned accommodation includes a 26' reception room with striking vaulted ceilings leading into an exquisitely designed kitchen, separated by a glass-panelled wall. The media room or study, along with the principal bedroom suite, offers views over the treetops of Eaton Square gardens. Two additional bedrooms with en-suite bathrooms and a guest cloakroom complete the layout.

The apartment showcases high-quality materials and joinery throughout, accompanied by modern conveniences such as comfort cooling, underfloor heating, Lutron lighting, Cat 6 cabling, and A/V wiring in the principal rooms and ceilings.

Positioned on the south-east corner of Eaton Square, one of London's most desirable addresses, the property is conveniently situated for international shopping, restaurants, hotels, and boutiques in Knightsbridge, Sloane Square, and Hyde Park.













# APPROX. GROSS INTERNAL AREA

2,424 sq ft (225.20 sq m)



## TERMS

Tenure Leasehold. 149 years approximately remaining, expiring 20th March 2173

Ground Rent Peppercorn

Service Charge £6,211.02 per quarter, to include maintenance of lift, insurance of building, 24 hour portorage

Annual Garden Charge £651.33 per annum

Local Authority City of Westminster

Council Tax Band H

Price £9,450,000

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