

The background of the image is a marbled pattern in shades of teal and dark green. A semi-transparent teal rectangle is overlaid on the image, and the text is centered within this rectangle.

9 EATON SQUARE | BELGRAVIA SW1W

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

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. 148 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 £8,750,000

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