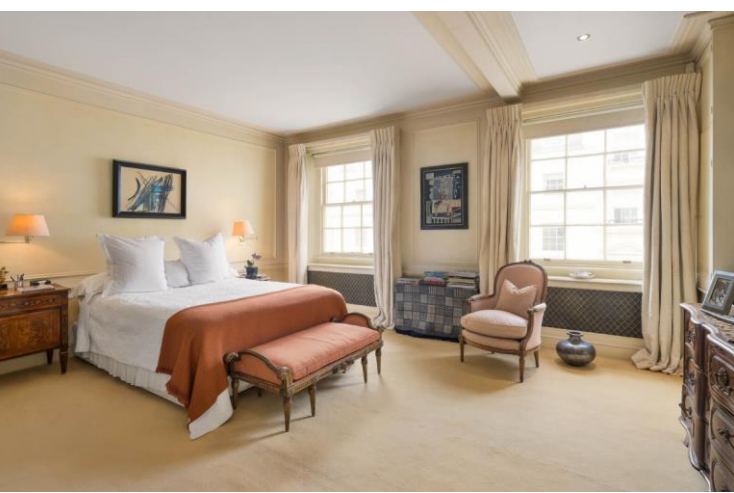




South Eaton Place
London, SW1W





Nestled in a prime corner position and boasting windows on three sides, this elegant residence is bathed in natural light throughout its spacious 3,653 square feet (excluding vaults).

This elegant four-bedroom townhouse offers unique entertaining rooms with a formal ground floor dining room (ceiling height 3.34m) and a grand first floor 'L' shaped drawing room (ceiling height 3.36m). In addition to the principal bedroom suite on the second floor, there are three well-appointed bedroom suites, a versatile study, conservatory with open views down Eaton Mews West and a generous lower ground floor with large sitting room/office.

Situated on one of Belgravia's finest streets, South Eaton Place, the house is convenient for Sloane Square Tube Station and Sloane Street together with the charming boutiques, cafes, and bars of Elizabeth Street, just a short stroll away.

- Freehold
- Elegant first floor 'L' shaped drawing room
- Triple aspect
- Excellent entertaining rooms

Asking Price £6,950,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
72-80 C		
63-71 D		
55-62 E		
47-54 F		
39-46 G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Tenure: Freehold
Local Authority: City of Westminster
Council Tax Band: H

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South Eaton Place, SW1

APPROX. GROSS INTERNAL AREA *
3613 Sq Ft - 335.67 Sq M
(Excluding Vaults)

Vaults Area
119 Sq Ft - 11.06 Sq M

TOTAL APPROX. GROSS INTERNAL AREA *
3732 Sq Ft - 346.73 Sq M

Key :
CH - Ceiling Height

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.



ALEX WINSHIP
Photography
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*Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



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