The property is located on the south terrace of Eaton Place, a highly regarded address in the heart of Belgravia, in close proximity to the village atmosphere of Motcomb Street as well as Belgrave Square.

### ACCOMMODATION

- Air conditioning
- Refurbished
- Patio garden
- Media suite
- Prime Belgravia location
- Impressive volume

#### TERMS

Tenure: Share of Freehold Lease: 991 years (expiring 03/07/3016) Service Charge: £20,000 approx. Ground Rent: Peppercorn Local Authority: City of Westminster Council Tax Band: H EPC Rating: D







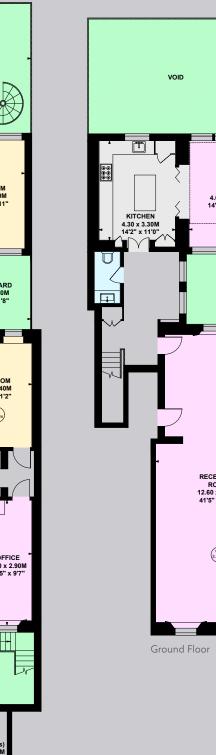


## GROSS INTERNAL AREA (APPROX.)

Basement



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DINING ROOM 4.60 x 3.40M 14'11" x 11'0"

RECEPTION ROOM 12.60 x 5.40M 41'5" x 17'9"

CH 3.88m



BELGRAVIA SW1

#### KNIGHTSBRIDGE & BELGRAVIA

31 LOWNDES STREET, KNIGHTSBRIDGE LONDON, SW1X 9HX 020 7235 8090



# EATON PLACE BELGRAVIA SW1

An exceptional and meticulously refurbished three-bedroom apartment on Eaton Place, featuring impressive proportions, a large patio garden and air conditioning.

Measuring approximately 3754 sq. ft., the property opens on to a grand entertaining level, boasting a 41ft double reception alongside a modern kitchen with an adjoining glass-framed dining room, complimented by step access to the patio garden.

The lower floor, which is accessible via lift and has its own private entrance, consists of three well-appointed bedrooms with paired bathrooms, including a master bedroom looking out onto both the patio garden and a quiet internal courtyard. Additional to the lower floor is an office, a separate utility room and a central storage area.

Below the bedroom level is a purpose-built cinema/family room with adjoining WC, as well as a large walk-in dressing room to compliment the bedrooms above.

