

EATON GATE

THIS INCREDIBLE PROPERTY
IS A BEAUTIFULLY PRESENTED
MAISONETTE, LOCATED ON THIS
QUINTESSENTIAL BELGRAVIA ADDRESS,
WITHIN AN ICONIC PERIOD BUILDING.









The accommodation is perfectly balanced and designed to ensure flexibility, so the property can be enjoyed with entertaining in mind, as well as being a comfortable central London family home or generous Pied a Terre.

LOCATION

Eaton Gate is nestled between Eaton Square and Sloane Square, surrounded by notable residences. It is convenient to a multitude of first-class amenities that the area is renowned for, and Sloane Square underground station is within close proximity, with connections to the Circle and District lines. Victoria Station is just one stop away, providing high-speed Rail links to Gatwick Airport.

ACCOMMODATION

- | Generous Entrance hall
- | Two reception rooms
- | Kitchen
- | Private Garden
- | Balcony
- | Principal bedroom with dressing room and en suite
- | Two further double bedrooms
- | Two bathrooms (one en suite)
- | Independent heating and hot water

GROSS INTERNAL AREA (APPROX.)

2,713 SQ FT / 252 SQ M

TERMS

Tenure: Leasehold 161 years (Expires 15th September 2186)

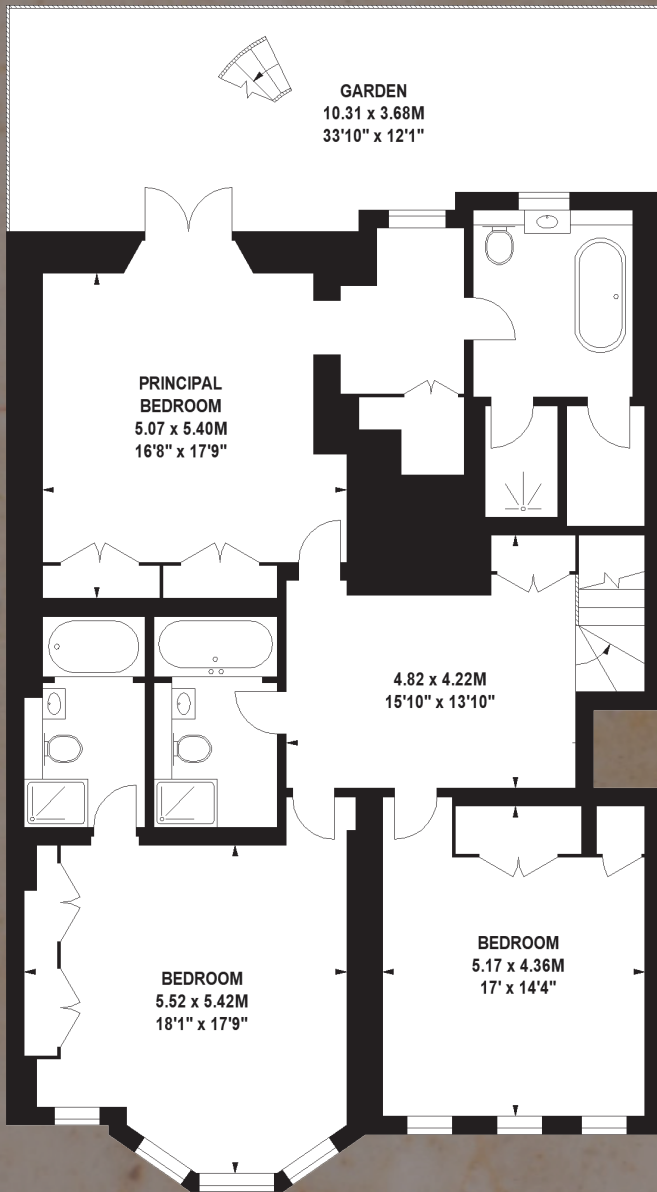
Asking Price: £4,950,000

Service charge: £13,730 for the current year

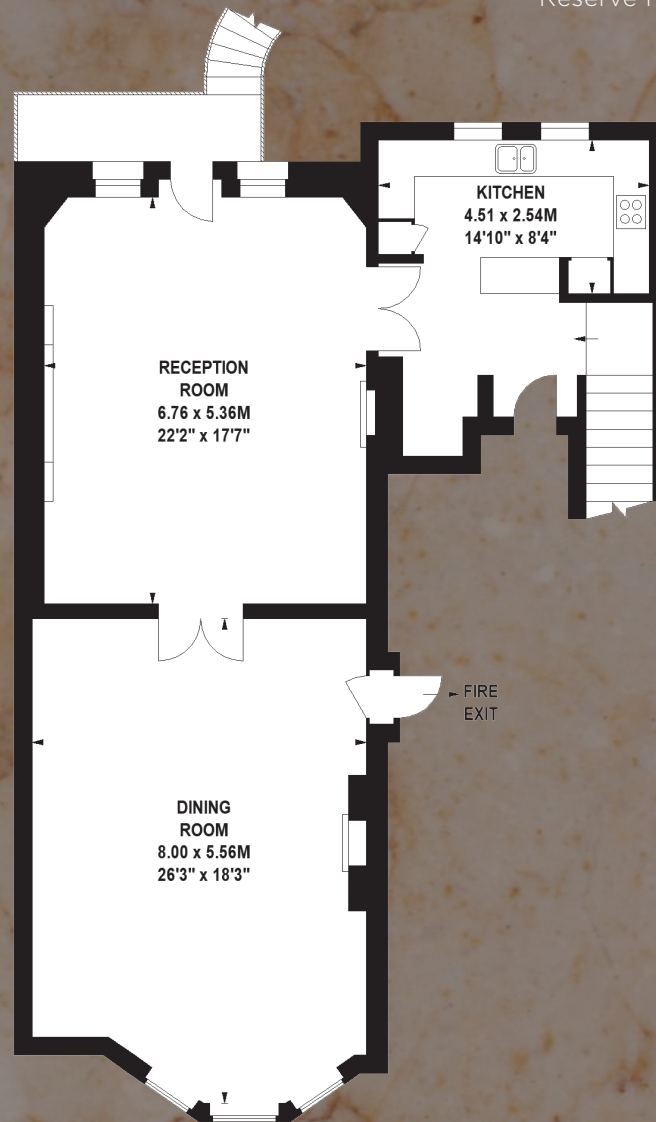
Reserve fund: £19,460 for the current year (the building is currently collecting funds for external and internal works)

EPC Rating: D

Council Tax Band: H



LOWER GROUND FLOOR



RAISED GROUND FLOOR

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