



# THE CLOISTER

West Eaton Place, Belgravia  
£3,750,000 Guide Price Leasehold

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## **The Cloister**

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A unique and rare opportunity to acquire two laterals two-bedroom apartments in need of light refurbishment, located in one of London's most prestigious areas.

The apartments are situated on the enviable position on West Eaton Place, Belgravia, and benefits from the amenities of Sloane Square and Knightsbridge. Two Bedroom Third floor apartment: The apartment is situated on the third floor of a beautiful white stucco period building, benefiting from a light southerly aspect and un-interrupted views down Eaton Terrace.

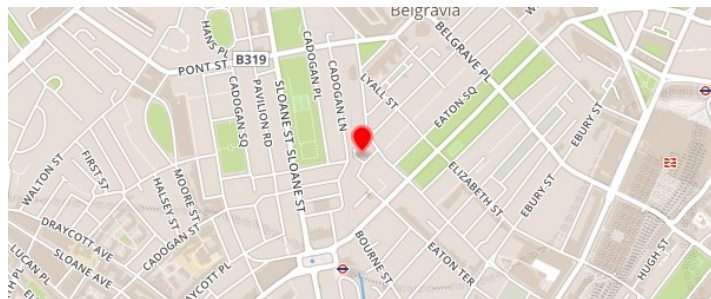
The apartment boasts direct lift access, Master Bedroom with en-suite, second bedroom, large reception, and an open plan kitchen. Two Bedroom Fourth floor apartment: The apartment is situated on the fourth floor of a beautiful stucco period building benefiting from a light southerly aspect and un-interrupted views down Eaton Terrace. The Master Bedroom with en-suite, second bedroom, large reception with an open-plan kitchen.

Purchasers can reconfigure the apartment subject to license to alter and benefit from proposed plans drawn up by the vendor. The nearest underground stations are Sloane Square and Victoria.

Approximately 1092 sq. ft each apartment.

Subject to planning, it can be converted to one apartment with 4/5 bedrooms.

Lease: in excess 90 years.



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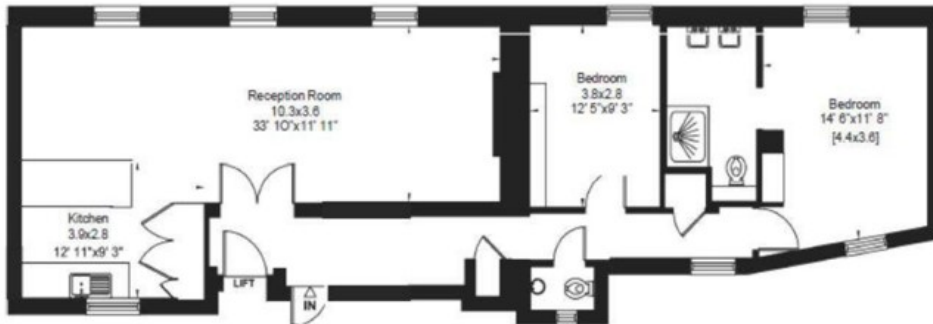
Gross internal area (approx.)  
Including Under 1.5m High 98 Sq m (1056 Sq ft)  
Excluding Under 1.5m High 93 Sq m (1004 Sq ft)  
For identification only, Not to Scale



**FOURTH FLOOR**

### West Eaton Place, SW1

Gross internal area (approx.)  
101 Sq m (1092 Sq ft)  
For identification only, Not to Scale



**Third Floor**

#### Important Notices:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by The Cloister in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither The Cloister nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer, lessee or tenant must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excl

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