



# Eaton Mews North

London, SW1X

£17,000 per month  
(£3,923.08 per week)

Beautifully presented mews house located on a private street in the heart of Belgravia. The house is arranged over four floors with 2,407 sq ft and offers features that include an impressive ground floor reception and private roof terrace.



# Eaton Mews North

London, SW1X

- Private roof terrace
- Turnkey property
- Modern
- Fully furnished
- Prime Belgravia location





Beautifully presented mews house located on a private street in the heart of Belgravia. The house is arranged over four floors with 2,407 sq ft and offers features that include an impressive ground floor reception and private roof terrace.

The accommodation is presented over four floors and includes a spacious double reception/kitchen on the ground floor. On the lower ground floor is another reception room with a room which can be used as a study or gym room with its own bathroom. the top two floors have three large bedrooms with built in storage and en-suites . The house also benefits from a utility room, and a guest W/C.

Eaton Mews North is located in the highly sought after Belgravia area, just a couple of minutes' walk from Hyde Park, Sloane Square and Victoria. Also in close walking distance is the popular shopping experience offered on Brompton Road and Harrods.

**Minimum Term:** 12 months  
**Deposit Required:** £23,538.46  
**Local Authority:** City of Westminster  
**Council Tax Band:** H  
**EPC Rating:** D  
**Furnished**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		76
<b>D</b> (55-68)	57	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Knightsbridge & Belgravia Lettings*

31 Lowndes Street  
 London  
 SW1X 9HX  
[knightsbridglettingsusers@chestertons.co.uk](mailto:knightsbridglettingsusers@chestertons.co.uk)  
 02072353530  
[chestertons.co.uk](http://chestertons.co.uk)

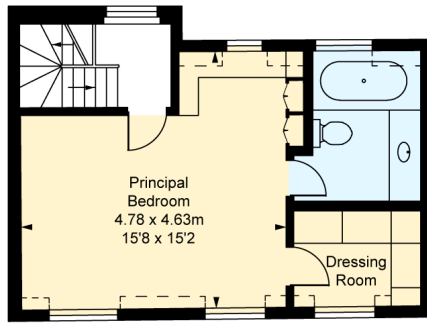
Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.co.uk/property-to-rent/applicable-fees](http://chestertons.co.uk/property-to-rent/applicable-fees)

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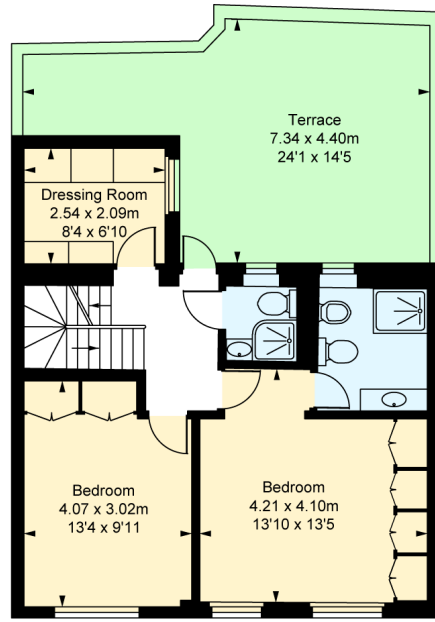
Approximate Gross Internal Area  
223.22 sq m / 2,403 sq ft

( Including restricted height  
under 1.5m [ = = = ] )

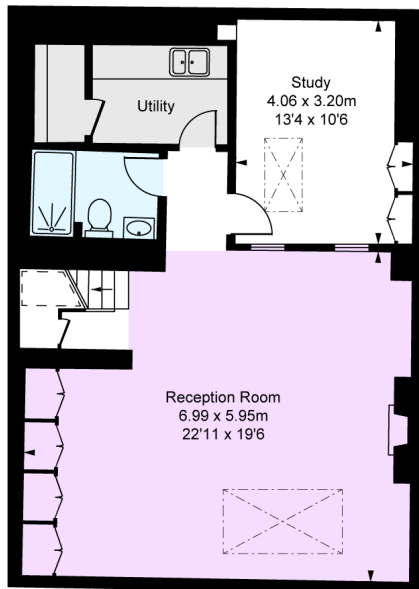
( CH = Ceiling Heights )



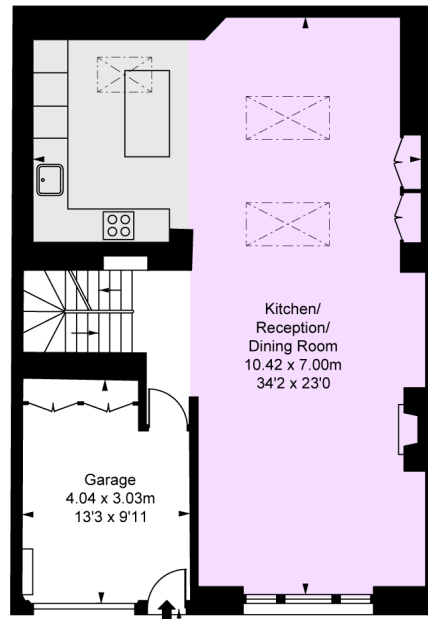
Second Floor  
Approximate Gross Internal Area  
34.76 sq m / 374 sq ft



First Floor  
Approximate Gross Internal Area  
48.06 sq m / 517 sq ft



Lower Ground Floor  
Approximate Gross Internal Area  
67.91 sq m / 731 sq ft



Ground Floor  
Approximate Gross Internal Area  
72.50 sq m / 780 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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