



Eaton Mews North, Belgravia **SW1X**





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Refurbished to a high standard, this house is located in Eaton Mews North, Belgravia, and offers a chance for a buyer to move straight into a new home without the need to do any work. Covering approximately 2,497 square feet, this particularly attractive house comprises a kitchen and dining room on the ground floor, a first-floor reception room, and principal bedroom suite on the top floor. There are two further bedroom suites, a study and a media room. The house has air conditioning throughout and a private, secure garage.



Guide price: £4,950,000

Tenure: Leasehold: approximately 100 years remaining

Service charge: N/A

Ground rent: N/A

Local authority: London Borough of Westminster City

Council tax band: G





Location

Eaton Mews North is a particularly quiet cobbled Mews which runs off Lyall Street, between Eaton Square and Eaton Place. It is conveniently located just 0.3 miles from Elizabeth Street's local shops, restaurants and cafes and only 0.3 and 0.6 miles from Sloane Square (District/Circle) and Victoria Station (Victoria/Circle/District Line), respectively. (All distances and times are approximate).





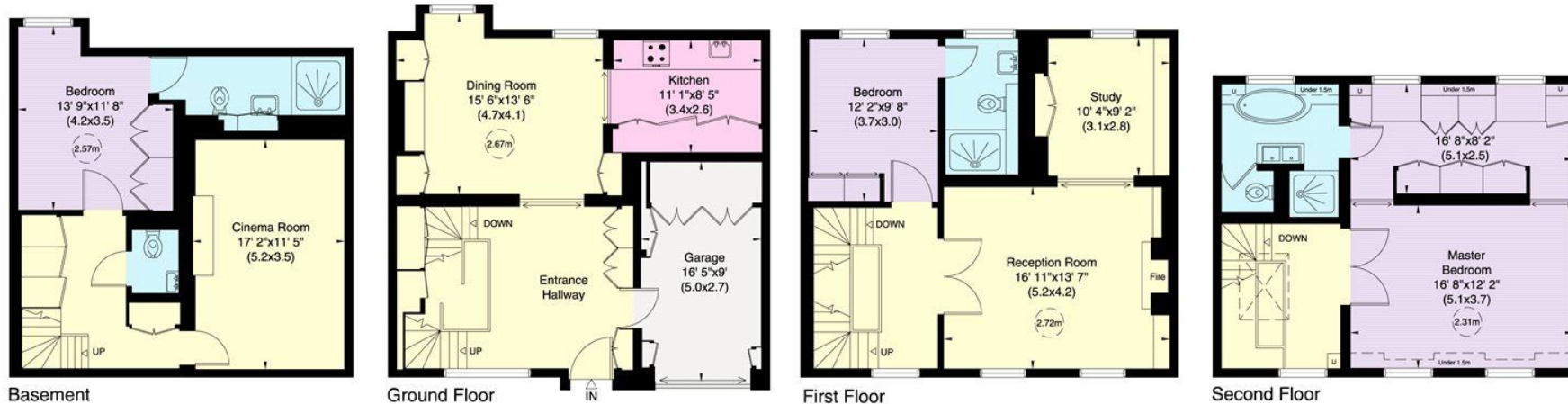
Eaton Mews North, SW1

Gross internal area (approx.)

233 Sq m (2505 Sq ft) Including Under 1.5m

230 Sq m (2476 Sq ft) Excluding Under 1.5m

For identification only, Not to Scale



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
Belgravia & Westminster
Sales
47 Lower Belgrave Street
London SW1W 0LS
knightfrank.co.uk

We would be delighted to tell you more
Matthew Armstrong
020 7881 7728
matthew.armstrong@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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