



Eaton Mews North, Belgravia **SW1X**



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Located in Eaton Mews North which is regarded as one of the best Mews addresses in Belgravia, this particularly attractive Freehold house covers approximately 2,382 sq ft and benefits from superb entertaining space.

The ground floor of the property has been opened up to create an open plan living room with dining area and kitchen, there is also a family room and study on the lower floor which could be used as an additional bedroom. There is a principle bedroom suite on the top floor with a guest bedroom suite, third bedroom and bathroom on the first floor. The property also benefits from a roof terrace and private parking.



Guide price: £4,750,000

Tenure: Freehold

Local authority: City of Westminster

Council tax band: H





Eaton Mews North is a cobbled mews which runs off Lyall Street just to the North of Eaton Square, conveniently located close to Sloane Square tube station (0.3 miles) and Victoria mainline station (0.4 miles).







**Approximate Gross Internal Floor Area
221.3 sq m / 2382 sq ft**

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.



Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1022394)

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We would be delighted to tell you more

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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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