



## EATON SQUARE

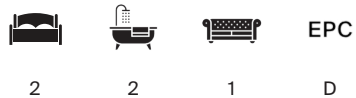
Belgravia, SW1W





## LOCATED IN A WHITE STUCCO FRONTED BUILDING

A two bedroom flat for sale on the favoured North side of Eaton Square.



Local Authority: City of Westminster

Council Tax band: H

Tenure: Leasehold Approximately 25 years remaining on the lease

Ground rent: Please note we have been unable to obtain ground rent information. Please enquire.

Service charge: Please note we have been unable to obtain service charge information. Please enquire.

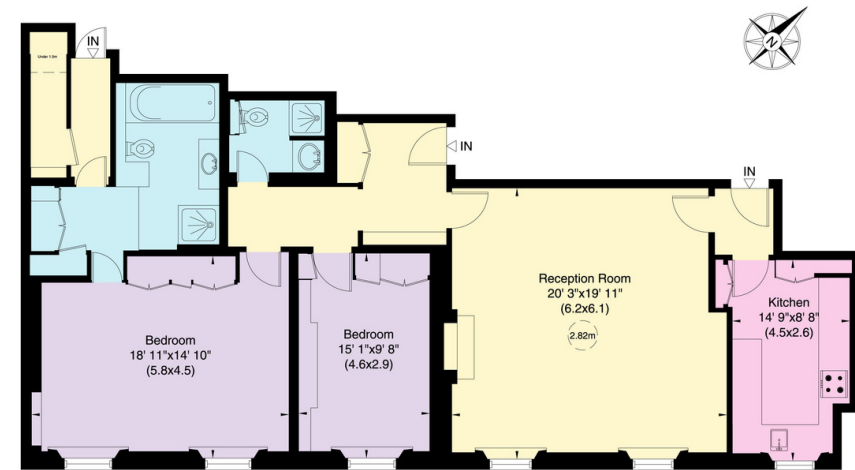
**Guide Price: £2,500,000**



Arranged over the third floor of a white stucco fronted building, this two bedroom apartment covers approximately 1,355 square feet and benefits from direct views over the gardens of Eaton Square. Accommodation which is in need of updating comprises reception room, kitchen, principle bedroom suite, bedroom two / office and shower room. The property is held on a lease with approximately 25 years remaining which we understand can be extended by separate negotiation with the landlord Grosvenor. The property benefits from a lift and porter and access to the communal gardens of Eaton Square.

Eaton Square is generally regarded as one of the best addresses in Prime Central London, Sloane Square is within easy reach as are the shops and restaurants found in Knightsbridge and the Kings Road.

Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.



Third Floor

Eaton Square, SW1

Approximate Gross Internal Area Including Under 1.5m = 127 sq m / 1363 sq ft

Approximate Gross Internal Area Excluding Under 1.5m = 126 sq m / 1355 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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