



Eaton Place  
Belgravia SW1X

**M**askells

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An outstanding penthouse apartment with direct lift access and a large private roof terrace offering commanding views over the London Skyline.



## Accommodation and Amenities

- PENTHOUSE APARTMENT
- LARGE PRIVATE ROOF TERRACE
- COMMANDING VIEWS
- DIRECT LIFT ACCESS
- EXCELLENT TRANSPORT LINKS

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On the 3rd floor, there is a generous reception room with a fireplace, which forms a focal point to this room making it the perfect room in which to relax or entertain. Across the hallway is a modern kitchen with fitted appliances, and a good dining room which easily fits a large table. There is a guest cloakroom discreetly positioned. On the 4th floor, there is a large master bedroom with built-in storage and an en-suite bathroom. There are two further bedroom and a shared bathroom. The flat is completed by a stunning roof terrace of circa 560 sq ft which is perfect for use in the summer months and dining al-fresco.

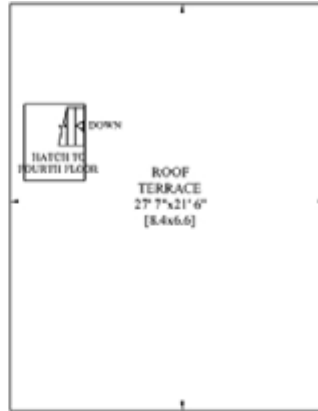


Eaton Place is a world class address sitting between Sloane Square and Hyde Park Corner. Within easy reach are excellent transport links and some of the worlds finest shops, bars, restaurants and schools.

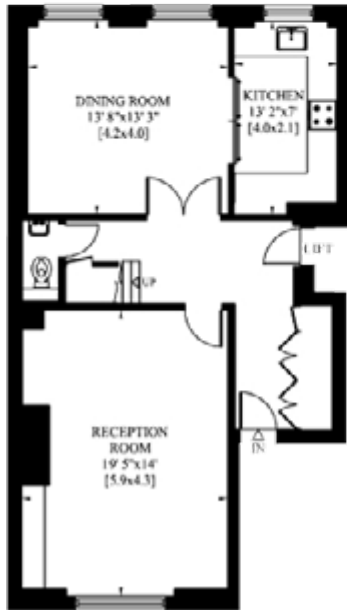
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## APPROXIMATE FLOOR AREA

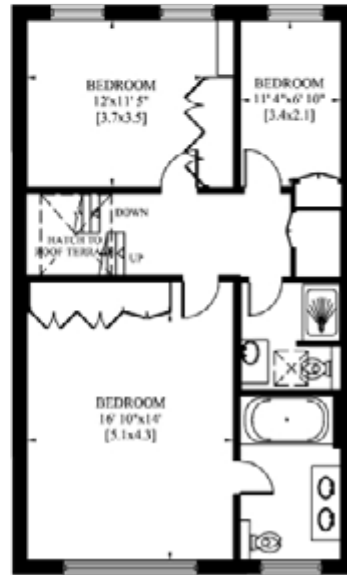
140 sq m / 1,509 sq ft



Roof Terrace



Third Floor



Fourth Floor

## TERMS

**Asking Price** £3,300,000

**Tenure** Leasehold, 102 years remaining

**Service Charge** 35.26% of outgoings

**Ground Rent** Peppercorn

**EPC** E

**Local Authority** Westminster City

**Council Tax Band** H

NB – These photographs show the property previously furnished

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