

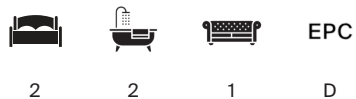


EATON PLACE
Belgravia SW1X



A BEAUTIFULLY TWO-BEDROOM APARTMENT WITH A LIFT

Located on one of Belgravia's most prestigious addresses, offering generous proportions, excellent natural light and classic period charm.



Local Authority: City of Westminster

Council Tax band: G

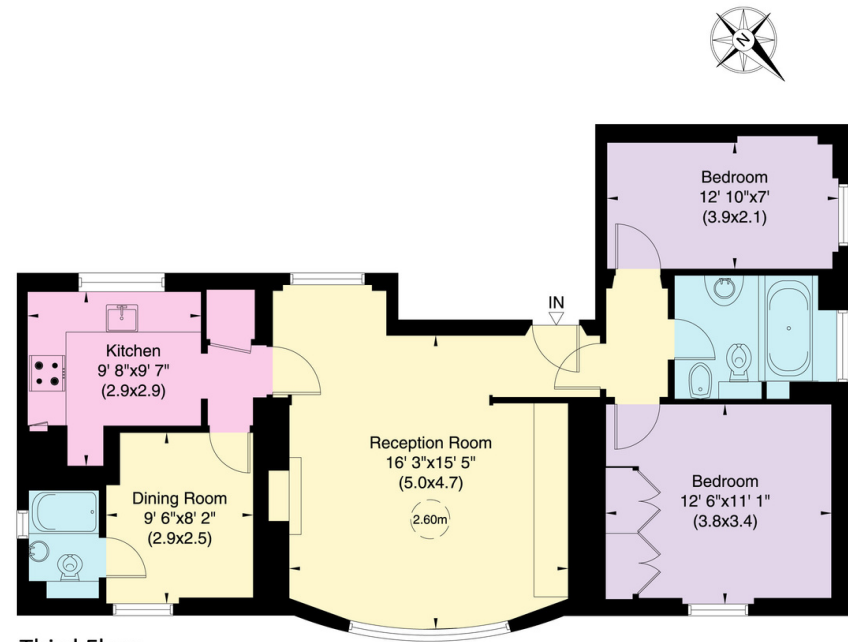
Tenure: Leasehold Approximately 996 years remaining on the lease

Service charge: £8,277.56 per annum, reviewed annually. Please enquire for next review date.

Guide Price: £1,650,000



Situated on the third floor of a handsome period building in the heart of Belgravia, this immaculately presented lateral apartment extends to approximately 854 sq ft and offers well-balanced accommodation perfect for both comfortable living and entertaining. At the heart of the property is a superb 16'3 x 15'5 reception room, featuring an elegant bay window that floods the space with natural light. The separate dining room provides an ideal setting for formal meals, leading directly into a well-appointed kitchen. The apartment offers two well-proportioned bedrooms. The principal bedroom is located at the rear of the property, while the second bedroom sits adjacent, both served by a generous family bathroom and an additional guest WC. With its excellent ceiling heights, classical layout and tranquil ambience, this property presents an exceptional opportunity to own a refined Belgravia residence.



Third Floor

Eaton Place, SW1X

Approximate Gross Internal Area = 79 sq m / 854 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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