



WEDGEWOOD ESTATES

Residential Sales & Lettings

EATON MEWS NORTH, BELGRAVIA, SW1X

A three-bedroom freehold mews house discreetly positioned on Eaton Mews North, one of Belgravia's attractive cobbled mews, moments from Eaton Square.

Arranged over three floors and extending to approximately 1,316 sq ft (122 sq m), the house offers well-proportioned and versatile accommodation. The ground floor comprises a dining room, separate kitchen and generous utility room, while the first floor features an elegant reception room together with an en-suite bedroom. Two further en-suite bedrooms occupy the second floor.

The property offers an excellent opportunity to acquire a traditional Belgravia mews house in a highly desirable Prime Central London setting, with the boutiques, restaurants and amenities of Elizabeth Street, Motcomb Street and Sloane Street all within easy reach. Sloane Square and Victoria are also conveniently located nearby.



ENTRANCE HALL : RECEPTION ROOM : KITCHEN : DINING ROOM :
UTILITY ROOM : 3 EN-SUITE BEDROOMS : FREEHOLD HOUSE : COUNCIL
TAX BAND G : EPC RATING E

Asking Price £3,400,000

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SUBJECT TO CONTRACT

TERMS:

TENURE: Freehold

Asking Price £3,400,000

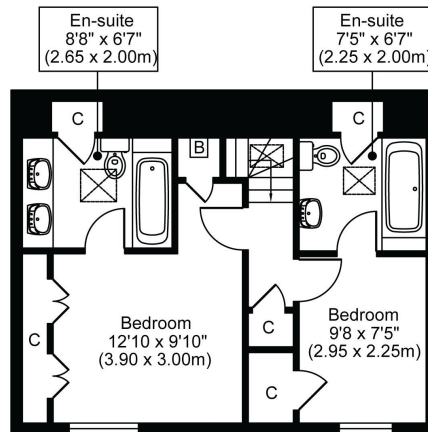
IMPORTANT NOTICE

Wedgewood Estates hereby give notice to anyone reading these particulars that :-

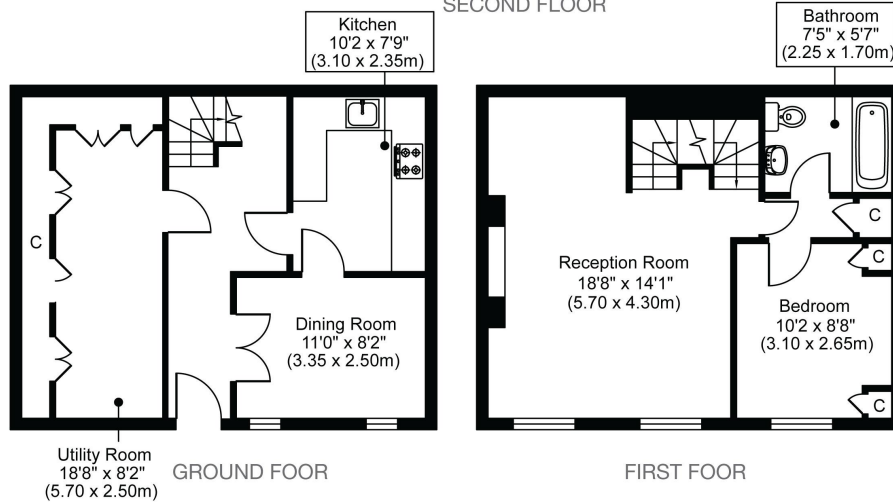
1. These particulars are prepared for the guidance only of prospective purchasers. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and NOT as a statement of fact.
2. The photograph(s) depict only certain parts of the property. It should not be assumed that any content/furnishings/furniture, etc., photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s).
3. Measurements are approximate and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey, nor tested the services, appliances and fittings.
4. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement, these matters must be verified by the prospective purchasers that any necessary planning or building regulations have been obtained.
5. With regard to the tenure and service charges of the property, in many instances we have to rely on information supplied to us by the vendor or main agent. Tenure and service charge details MUST therefore be verified by prospective purchasers or their solicitors prior to purchase.



EATON MEWS NORTH, SW1X
TOTAL APPROX FLOOR PLAN AREA 1316 SQ.FT (122 SQ.M)



SECOND FLOOR

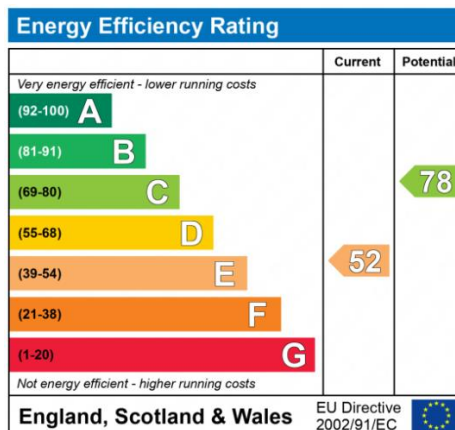


GROUND FOOR

FIRST FOOR

All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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MEDIA
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.