



CHATTERTON | REES



26 Eaton Place, London, SW1X 8AF
£3,950,000





26 Eaton Place

London, SW1X 8AF

- Duplex Penthouse
- Roof Terrace
- 3 bedrooms
- Direct Lift Access
- Share of Freehold
- Large Reception

An immaculately presented duplex apartment with a private terrace and direct lift access for sale in Belgravia. The property benefits from 3 generous sized bedrooms and has extremely well-proportioned living accommodation throughout. On the third floor is a light reception room, a separate dining room, a kitchen and a WC. On the fourth floor is the principal bedroom with en suite bathroom which features a large roof terrace. There are also two further bedrooms, and separate bathroom. Eaton Place is considered one of the finest addresses in Belgravia located just behind Eaton Square. It is only a short distance from Sloane

Square Underground Station and Victoria Mainline and Underground Station (0.4 miles), both providing good transport facilities. The amenities and shops of Knightsbridge and the King's Road are also close by.

£3,950,000





Directions





Floor Plans

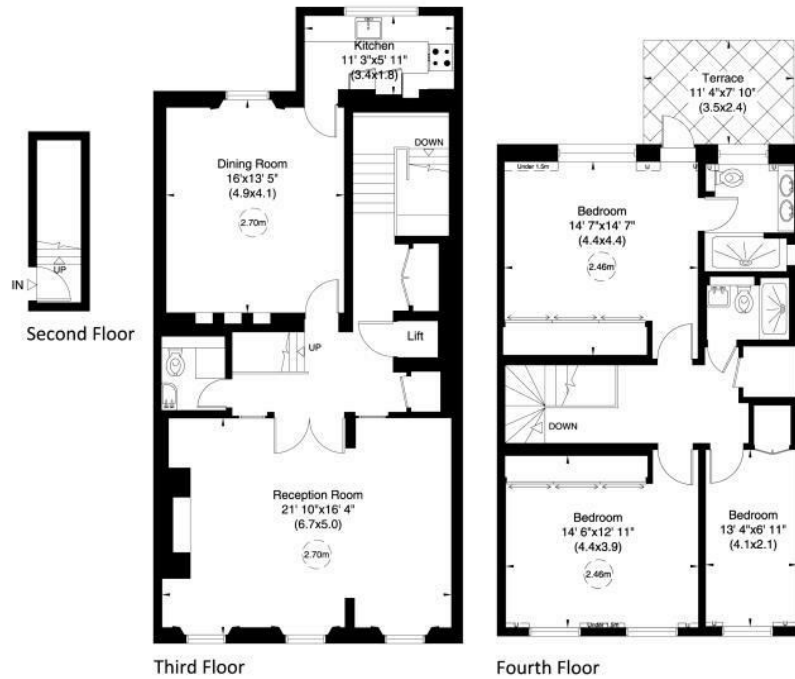
Eaton Place, SW1

Approximate Gross Internal Area

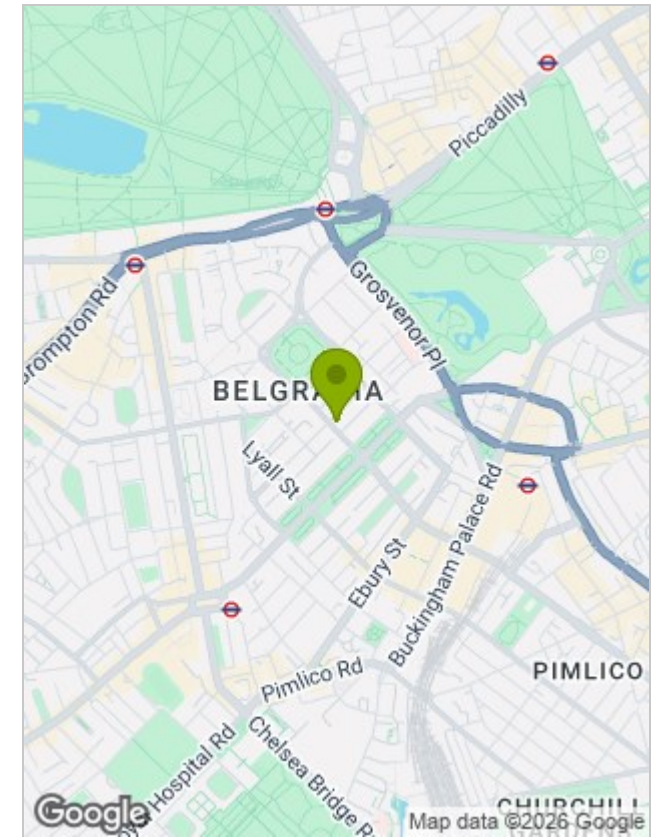
162 sq m/ 1748 sq ft Including Under 1.5m

162 sq m/ 1739 sq ft Excluding Under 1.5m

Not to Scale, for identification only



Location Map



Energy Performance Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			<i>Very environmentally friendly - lower CO₂ emissions</i> (92-plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.