EATON SQUARE

BELGRAVIA, SW1W


EATON SQUARE SW1
ECCLESTON STREET SW1
Except permit holders and for access

Positioned on the world - famous Eaton Square, this is a superb 2 bedroom, 2 bathroom penthouse apartment positioned on the 4th floor (with lift) of a handsome white stucco period building, with views over and access to the gardens of Eaton Square.

The flat is entered into a generous open plan kitchen and reception room with a large skylight which floods the space with natural light. The kitchen is well-appointed and there is ample built-in storage. Towards the rear is a larger master bedroom with an en-suite bathroom. There is a smaller 2nd bedroom which is supported by a guest shower room and cloak room. The flat also benefits from air conditioning and there are porters that look after Eaton Square.

Eaton Square is a prized address that affords residents of the square, access to (via separate negotiation) the pretty communal gardens and there is also a tennis court for residents. Close by are the wide array of shops, bars and restaurants of Belgravia, Knightsbridge as well as Chelsea. Underground stations to be found at Sloane Square and Victoria are within easy reach.

It should be noted that the flat is held on a lease of 20 years from and including 21 December 2023 expiring on 20th December 2043 which falls out of the Leasehold Reform act.





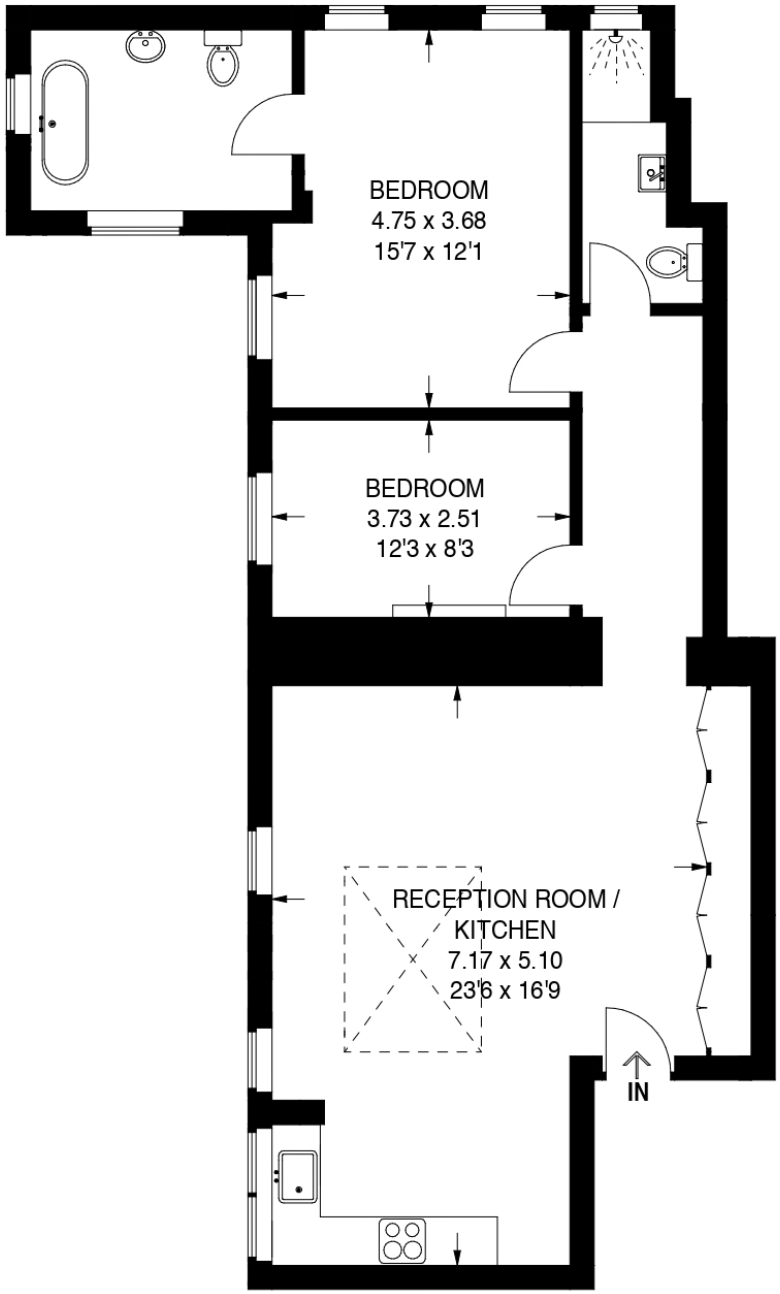








Approx. Gross Internal Area 86.2 Sq M / 928 Sq Ft



Fourth Floor

Asking price: Offers in excess of £600,000

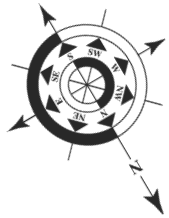
Tenure: Leasehold, 20 years from and including 21 December 2023 expiring on 20 December 2043

Service Charge: £19,420.12 per annum

Ground Rent: Peppercorn

Local Authority: Westminster

Council Tax Band: H



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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.