

### Key Features

- Large and beautifully finished Belgravia apartment
- Spacious and bright double reception
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- Lovely private terrace and small patio
- Moments away from Sloane Square

### Tenancy Information:

**Tenancy deposit:** At this rent, the cap is five weeks' rent ( ) under the Tenant Fees Act 2019.

**Holding deposit:** Capped at one week's rent (£2,284.00).

**Tenancy type:** Assured tenancy (under the Renters' Rights Act 2025)

### Description

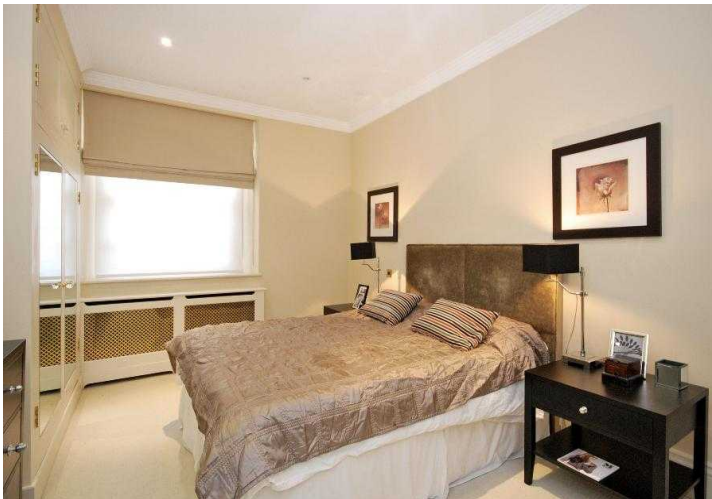
An elegant and exquisitely presented Belgravia apartment boasting original period features located moments from Sloane Square. This beautiful raised ground and lower ground floor apartment is spread over 2,051 sqft, and comprises a large double reception room with dining area and high ceilings throughout, part open plan fully fitted kitchen and breakfast room with doors leading out to the spacious private terrace, guest bedroom and cloakroom, downstairs leads to a large hallway with study area, principal bedroom with fitted wardrobes, en-suite bathroom and small patio, and second double bedroom with modern en-suite shower room. The property further benefits from a separate utility room, further storage space in the vaults and original period features such as a white stucco façade, high ceilings, cornicing and large windows providing an abundance of natural light.

### Situation

West Eaton Place is an exclusive address in the heart of Belgravia, close to both Sloane Square and Knightsbridge. The closest underground station is Sloane Square (District & Circle line).



Elegant and beautifully presented Belgravia apartment with private terrace and original period features



## Terms

**Price:** £2,284.00 per week

**Furnished/Unfurnished:** Unfurnished

**Local Authority/Council Tax:** Westminster City Band G £1,695.30

**Viewing:** To view call 020 7043 8431

**Parking:** Residents Parking

**Fees:** Tenant Fees: Under the Tenant Fees Act 2019, M2 Property charges no administration fees. Permitted payments are: rent; a refundable tenancy deposit (5 weeks' rent if annual rent is under £50,000; 6 weeks' if £50,000+); a refundable holding deposit (1 week's rent); early termination payments at the tenant's request; tenancy variation fees (capped at £50 unless higher reasonable costs are evidenced); and default fees for late rent or lost keys/security devices. Utilities, council tax, TV licence and communications may also apply where not included in the rent.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions

**England & Wales** EPC Directive 2002/91/EC

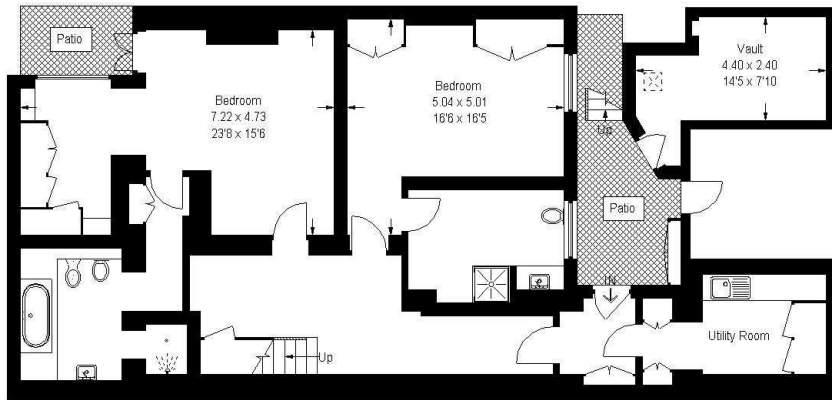
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England & Wales** EPC Directive 2002/91/EC

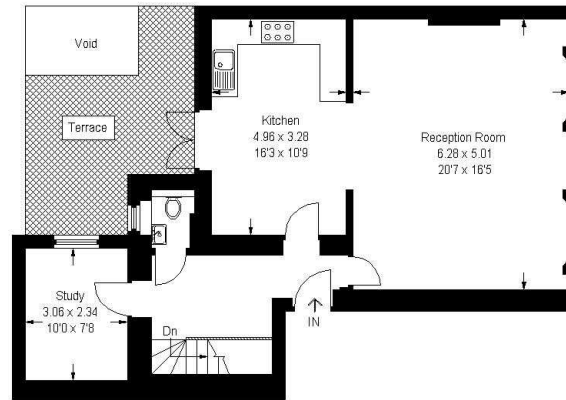
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**EPC Rating: C**

Approximate Gross Internal Area - 181 sq m / 1948 sq ft  
 Vault - 10 sq m / 11 sq ft  
 Total - 191 sq m / 2056 sq ft

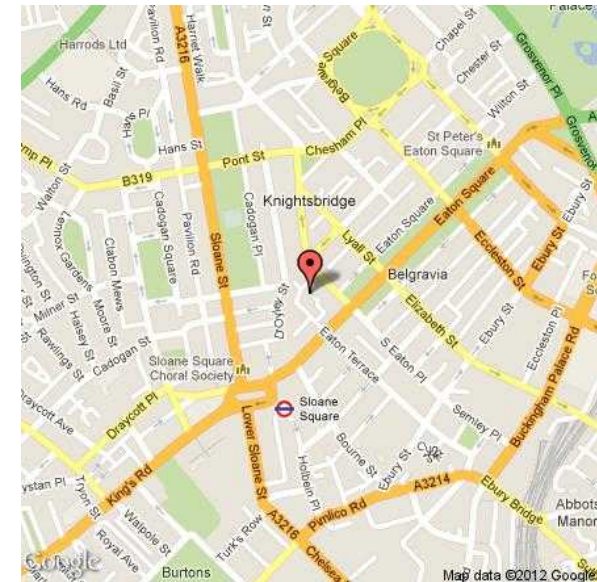


Lower Ground Floor



Raised Ground Floor

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