



# EATON PLACE

Belgravia SW1X



## LOCATED IN THE HEART OF BELGRAVIA

A well proportioned first and second floor maisonette.

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Local Authority: City of Westminster

Council Tax band: H

Tenure: Share of Freehold, Approximately 984 years remaining on the lease.

Service charge: £10,600 per annum, reviewed every year, next review date 2027

**Guide Price: £3,700,000**

This exceptional property has high ceilings, an impressive first floor drawing room, two double bedrooms and a south facing terrace and is presented in good condition throughout.

This share of freehold property is located in a well-run building on a prestigious address in Belgravia. Eaton Place is well located for the world renowned shopping of the area and is in close proximity to the village enclaves of both Elizabeth Street and Motcomb Street.



(Including Basement / Loft Room)

Approximate Gross Internal Area Including Plant Room and Under 1.5m = 156 sq m / 1680 sq ft

Approximate Gross Excluding Area Including Plant Room and Under 1.5m = 143 sq m / 1538sq 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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