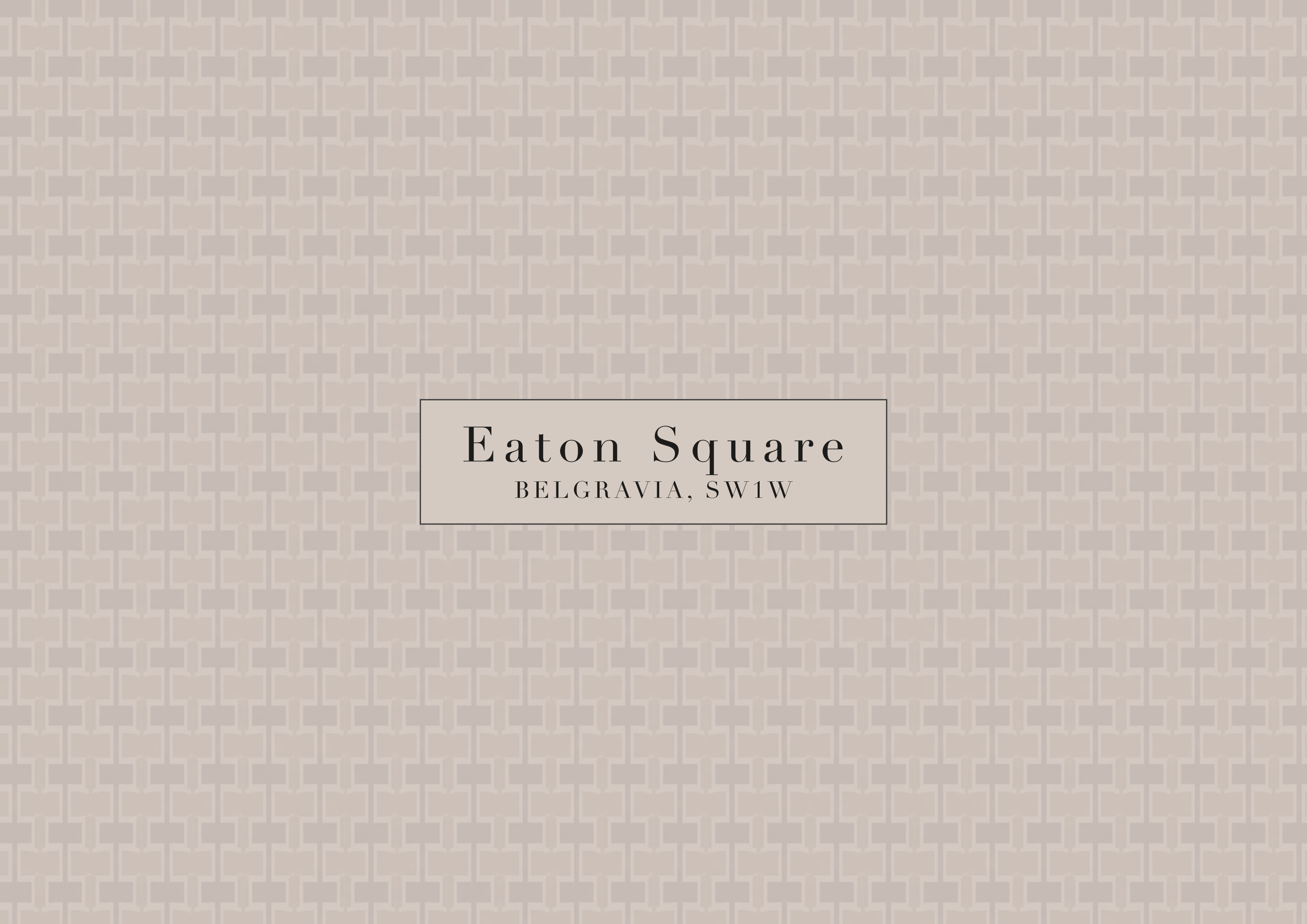




Eaton Square

BELGRAVIA, SW1W



A superb three-bedroom apartment of approximately 1,918 sq ft, occupying the upper floors of a handsome period building on Eaton Square. Offering excellent entertaining space, generous bedroom accommodation and access to the communal gardens, the property also benefits from lift access and attractive leafy views.

Please note that the lease on this property has approx. 5 years remaining







On the third floor, there is an excellent reception room measuring over 24 ft in length, with two large sash windows providing plenty of natural light and views towards the square. Adjoining the reception room is a striking library and bar area, with fitted shelving and cabinetry creating a particularly distinctive entertaining space. There is also a separate dining room, a well-equipped kitchen and a useful utility room on this floor. The reception room is fitted with air conditioning.

On the fourth floor, the principal bedroom is very well proportioned and benefits from a separate dressing room and en-suite bathroom. There are two further bedrooms, both with built-in storage, together with a second bathroom. Air conditioning is also provided in the principal bedroom and one of the additional bedrooms.

The apartment extends to approximately 1,918 sq ft (178 sq m) and benefits from lift access, good natural light throughout and access to the beautifully maintained communal gardens of Eaton Square.

Eaton Square is one of Belgravia's most sought-after addresses, ideally located for the excellent shops, restaurants and amenities of Elizabeth Street, Motcomb Street and Sloane Square. The open spaces of Hyde Park and Green Park are also within easy reach, together with excellent transport links from Victoria.



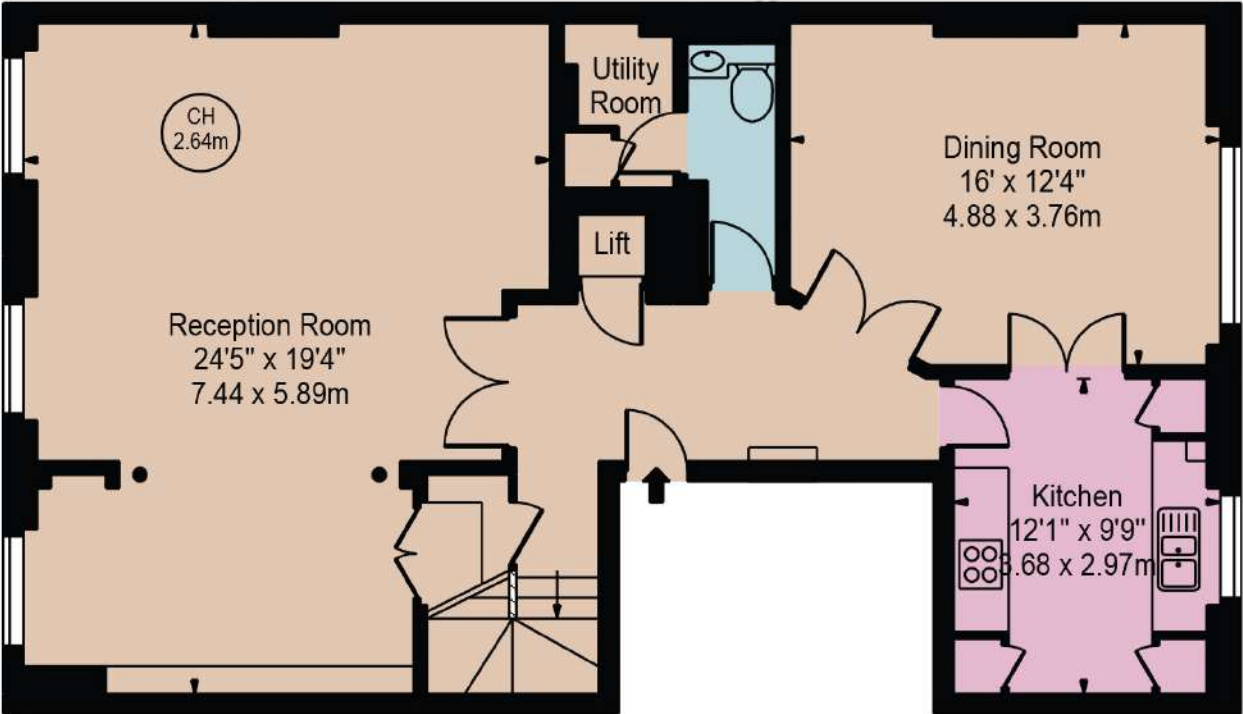




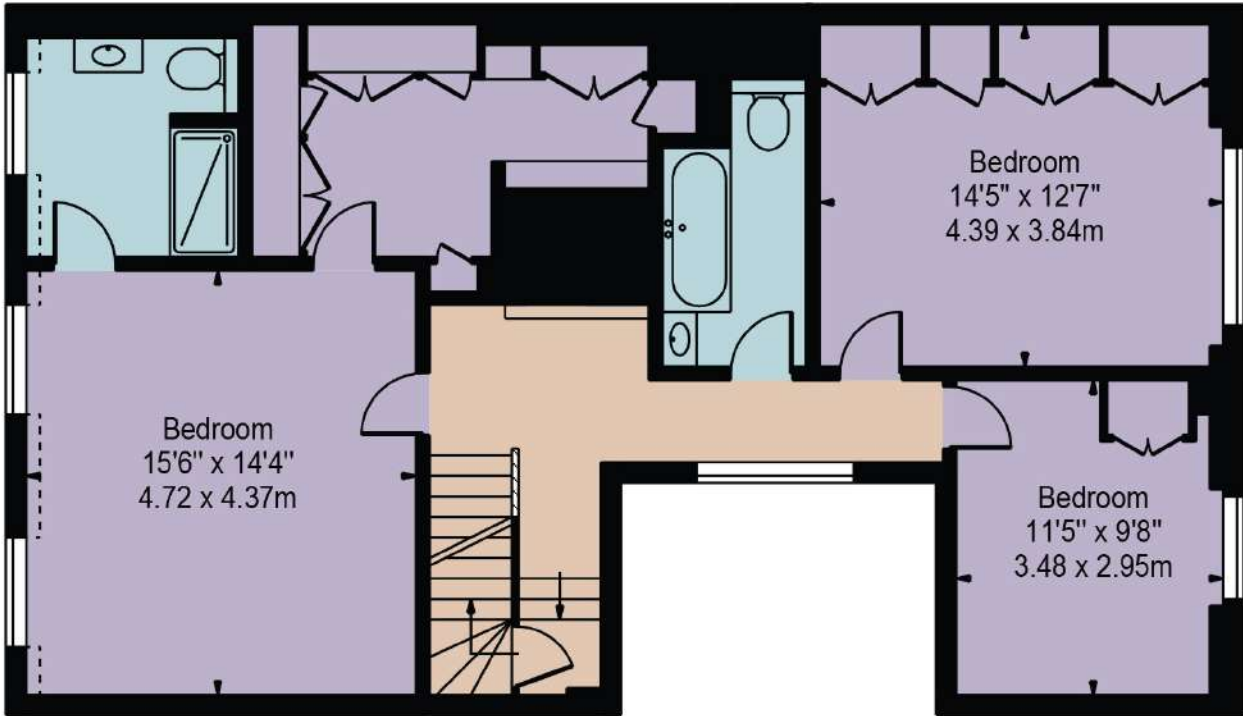
EATON SQUARE



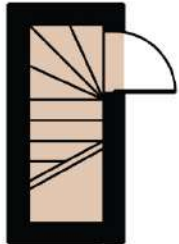
- Prestigious Eaton Square address
- Approximately 1,918 sq ft (178 sq m)
- Three bedrooms
- Principal suite with dressing room and en suite
- Impressive 24'5" reception room
- Separate dining room
- Air conditioning to reception and two bedrooms
- Striking library and bar area
- Lift access
- Access to communal gardens
- Attractive leafy and rooftop views



Third Floor



Fourth Floor



Fifth Floor

EATON SQUARE

GUIDE PRICE

£750,000

TENURE

Leasehold - From 7 December 2011 until 28 September 2031

LOCAL AUTHORITY

Westminster

COUNCIL TAX BAND

H

EPC RATING

C



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