

### 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

### 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.

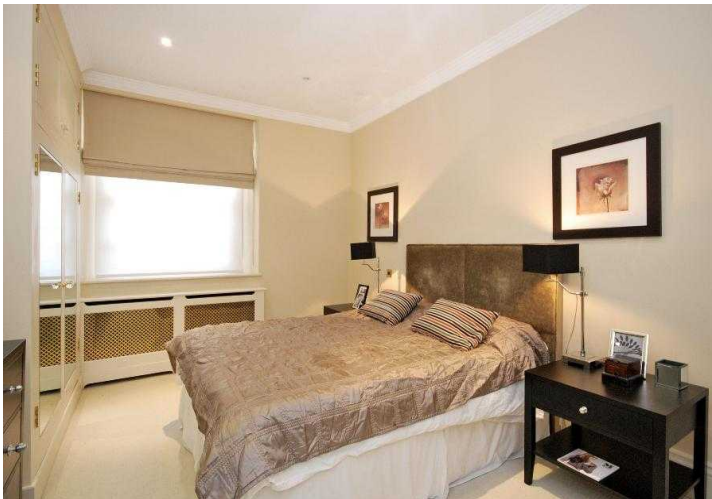
### Situation

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).

# West Eaton Place, Knightsbridge, SW1X



*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:** M2 Property do not charge tenant administration fees. We are members of The Property Ombudsman Redress Scheme for Residential Sales and Lettings (Membership No. D00776) and Client Money Protect (Membership No. CMP003231).

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
95-100 <b>A</b>			95-100 <b>A</b>		
85-94 <b>B</b>			85-94 <b>B</b>		
75-84 <b>C</b>			75-84 <b>C</b>		
65-74 <b>D</b>			65-74 <b>D</b>		
55-64 <b>E</b>			55-64 <b>E</b>		
45-54 <b>F</b>			45-54 <b>F</b>		
35-44 <b>G</b>			35-44 <b>G</b>		
1-34 <b>Below Minimum</b>			1-34 <b>Below Minimum</b>		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
70		79	
			66

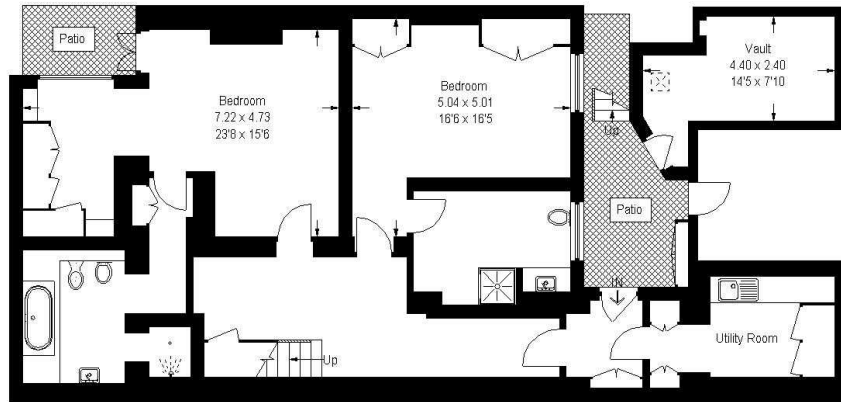
**England & Wales** EU Directive 2002/91/EC

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.

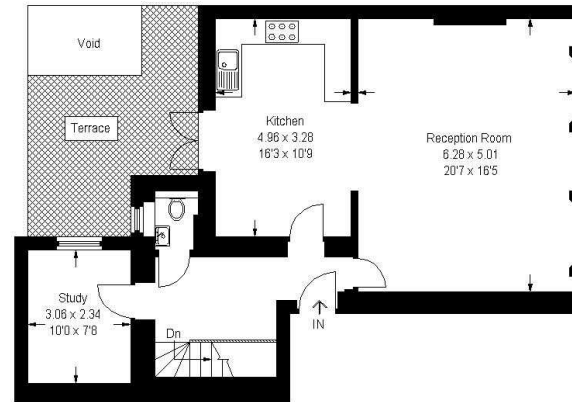
**England & Wales** EU Directive 2002/91/EC

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.

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

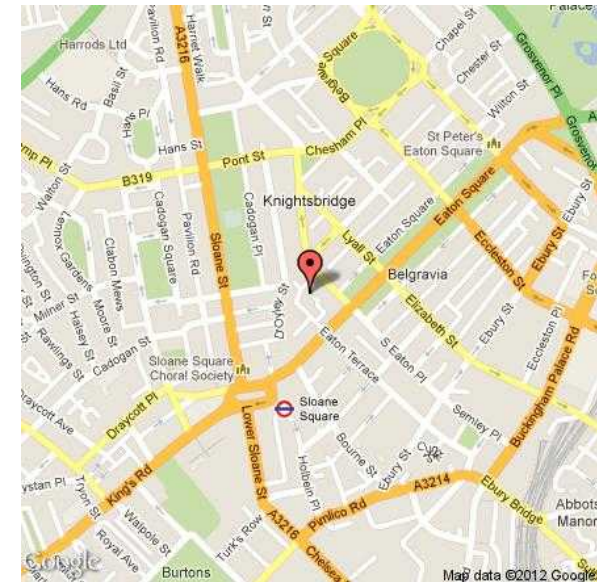


Lower Ground Floor



Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Local, on purpose.

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