



Eaton Square
Belgravia, SW1W

CHESTERTONS





This stunning third floor apartment (with lift) was interior designed to a high specification including solid American walnut floor and doors throughout, air conditioning, Lutron Lighting, Sonos A/V system, Bespoke designer kitchen with Miele appliances, fireplace fuelled by Bioethanol, electronically controlled blinds & curtains throughout.

This is a Grade II listed building with side views of Eaton Square benefits from a lift, caretaker and keys to Eaton Square gardens by separate arrangement with Grosvenor.

Number 72 is located at the preferred end of Eaton Square and a short walk from Sloane Square and Sloane Street.

NB Furniture available by separate negotiation.

-
- Grade II Listed Building
 - Stunning Third Floor Apartment
 - 2 Bedrooms
 - Interior Designed to a High Standard
 - Side Views of Eaton Square

Asking Price £1,900,000

Tenure: Leasehold - 109 years remaining

Service Charge: £9,873 p.a. (including £1,500 reserve fund and central heating and hot water)

Ground Rent: Peppercorn

Local Authority: City of Westminster

Council Tax Band: G

Chestertons Knightsbridge & Belgravia Sales

31 Lowndes St

Knightsbridge

London

SW1X 9HX

knightsbridge@chestertons.co.uk

020 7235 8090

4, 72 Eaton Square, SW1

Gross internal area (approx.)

70 Sq m (758 Sq ft)

For identification only, Not to Scale



Floor Plan by **capital group** 020 8671 7722



Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of theRICS Code of Measuring Practice).

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable