



1-4, Eaton Square,  
Belgravia, SW1W

Asking Price £7,750,000, Leasehold

NAPIER WATT

T: 0207 935 0011  
E: [enquiries@napierwatt.co.uk](mailto:enquiries@napierwatt.co.uk)  
W: [napierwatt.co.uk](http://napierwatt.co.uk)

35 Berkeley Square, Mayfair, London, W1J 5BF







## Description

Napier Watt are pleased to offer for sale a lateral apartment located on the second floor of this well-maintained period building (with lift and porter) at the eastern end of Belgravia's most prestigious garden square that offering a combined 3148sqft/292.46sqm of accommodation with wooden floors in the principal rooms.

Eaton Square is widely regarded as the jewel in Belgravia's crown and undoubtedly one of the capitals most desirable residential addresses, just a short distance from the internationally renowned shops and boutiques of Knightsbridge as well as the open space of Hyde Park. There are excellent public transport links nearby in Victoria and Sloane Square, whilst nearby Elizabeth Street offers a range of upmarket shops and restaurants for day-to-day conveniences.

On the Second Floor : Two Reception Rooms : 4 rooms : 3 Bathrooms : Kitchen : Utility Room : Guest WCs : Lift : Porter : Access to communal gardens : Small Dogs Are Allowed : Westminster Council Tax Band H : EPC Rating D :

## Key Features

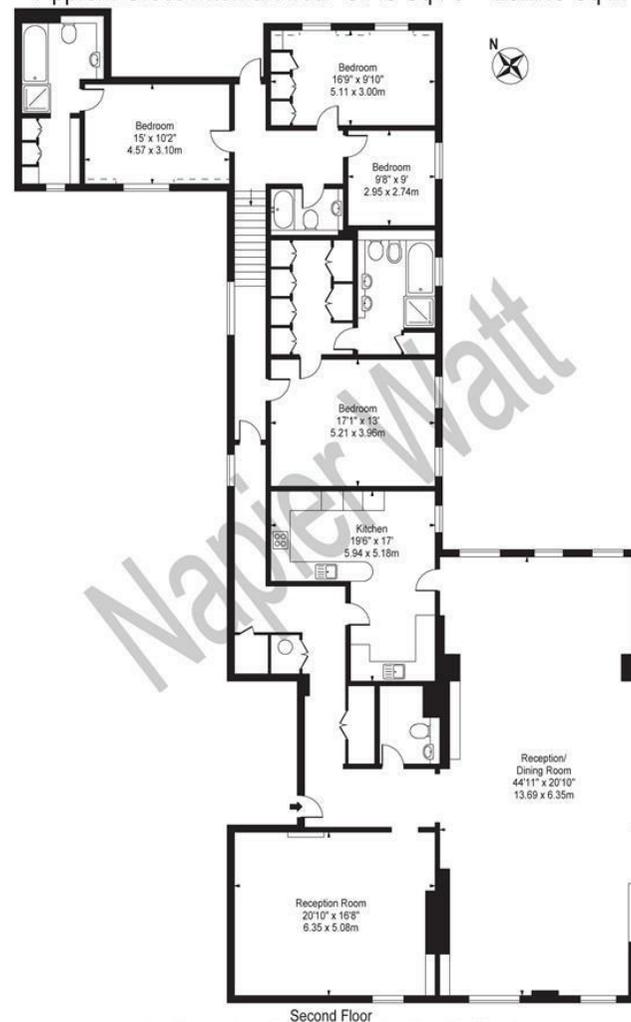
- PORTER
- PASSENGER LIFT
- GARDEN SQUARE
- PRIME LOCATION
- LARGE LATERAL APARTMENT
- DOG FRIENDLY

## Terms

Leasehold ; 24 June 2163 ie 138 years  
 Service Charge: £26,432 (£6,608.10 per quarter approx)

## Eaton Square

Approx. Gross Internal Area 3148 Sq Ft - 292.46 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.