

Terms

Price: £5,850,000

Tenure: Leasehold, 109 years remaining

Ground Rent: Peppercorn

Service Charge: TBC

Local Authority: Westminster

Council Tax: H

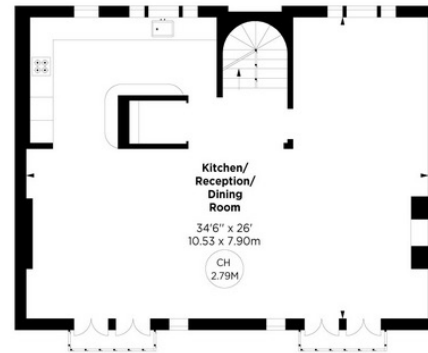
Eaton Mews North, SW1

APPROX. GROSS INTERNAL AREA *
3214 Sq Ft - 298.67 Sq M
(INCLUDING 3.72 Sq M OF UNDER 1.5M AREA)

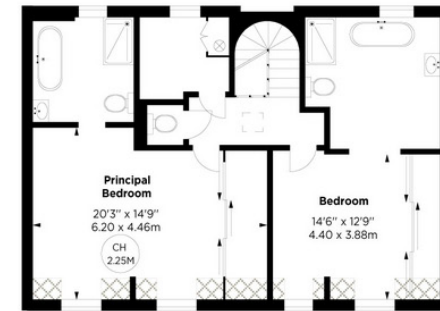


This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

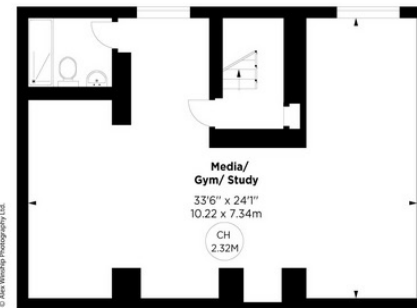
Key :
CH - Ceiling Height
⊗ - Under 1.5m



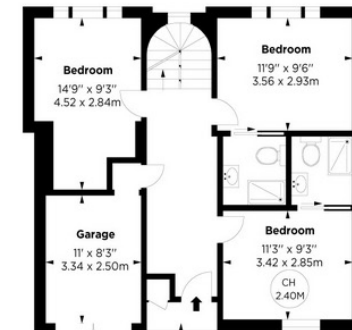
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92+) | A | (92+) | A |
| (81-91) | B | (81-91) | B |
| (69-80) | C | (69-80) | C |
| (55-68) | D | (55-68) | D |
| (39-54) | E | (39-54) | E |
| (21-38) | F | (21-38) | F |
| (1-20) | G | (1-20) | G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales | EU Directive 2002/91/EC | England, Scotland & Wales | EU Directive 2002/91/EC |
| | 84 | | 80 |
| | 64 | | 53 |

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*Floorplan for guidance only, not to scale or valuation purposes. All measurements are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

