



Eaton Square
BELGRAVIA, SW1W



Overlooking the gardens of Eaton Square through three impressive sash windows, this beautifully proportioned two-bedroom apartment occupies the second floor of an elegant period building on one of Belgravia's most sought-after garden squares.







Extending to approximately 966 sq ft, the apartment offers an impressive sense of light and volume, with the generous reception room benefiting from ceiling heights in excess of three metres and attractive views across the square, complemented by a separate, well-proportioned kitchen. Both bedrooms benefit from fitted storage, with the principal bedroom featuring an en suite bathroom and a separate bathroom serving the second bedroom.

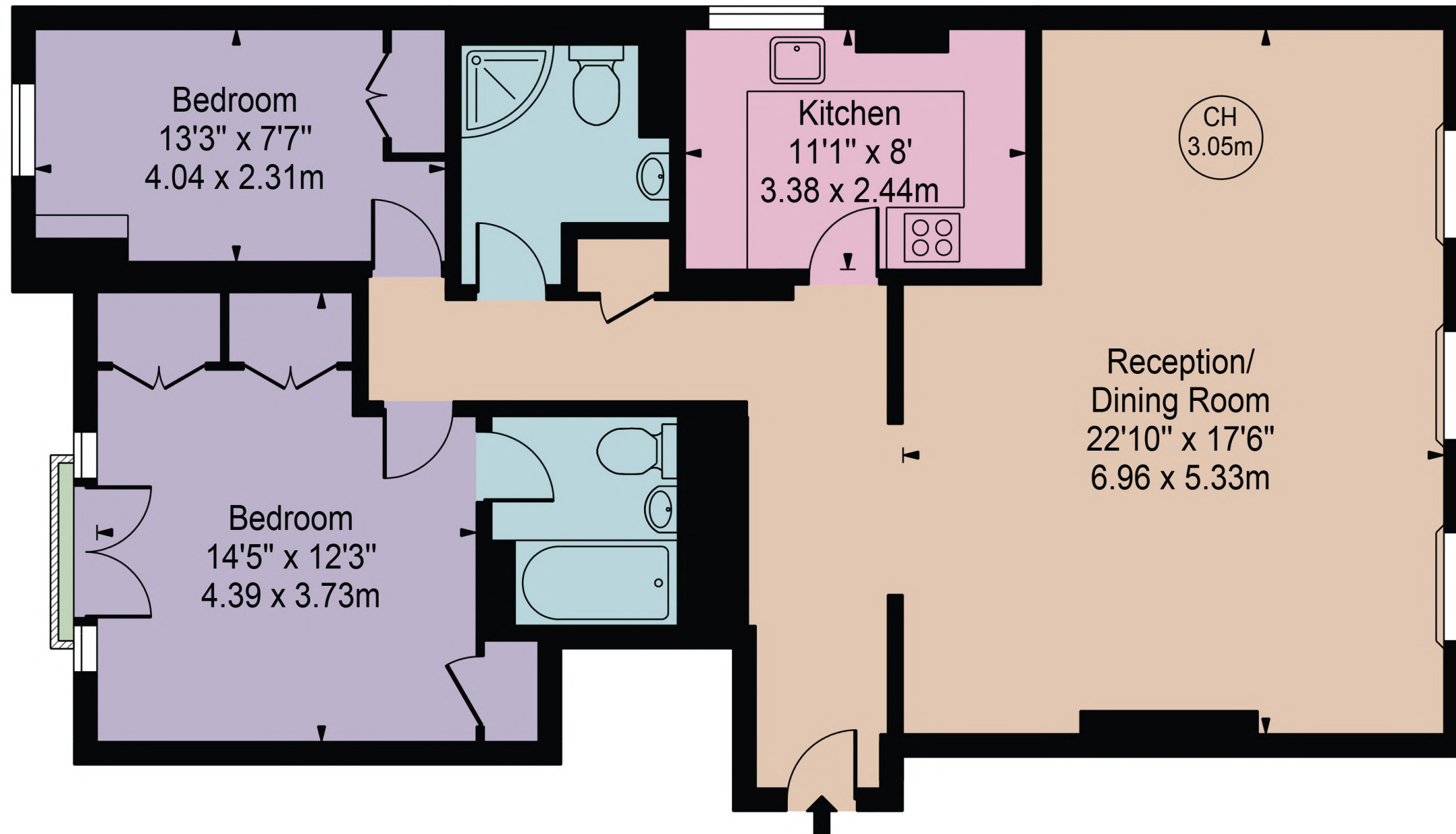
Residents enjoy access to Eaton Square's private gardens and 24-hour security. Unusually, the property is held on a long lease, a rare advantage for homes on Eaton Square.

Eaton Square is regarded as one of Prime Central London's most prestigious addresses, moments from the boutiques and cafés of Elizabeth Street, the amenities of Sloane Square and the international shopping of Knightsbridge.









SECOND FLOOR

EATON SQUARE

OFFERS IN EXCESS OF

£2,000,000

TENURE

Leasehold - 114 years remaining

SERVICE CHARGE

£14,000 per annum (3,500 quarterly)

GROUND RENT

Peppercorn

LOCAL AUTHORITY

Westminster

COUNCIL TAX BAND

H

EPC RATING

D



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