



Eccleston Square, SW1V | Asking Price £450,000



**TUCKERMAN**  
ESTATE AGENTS  
PROPERTY PROFESSIONALS

# Eccleston Square, London

Nestled in the heart of SW1, Eccleston Square is home to a remarkable offering - a spacious 768 square feet basement flat, enriched by the intrigue of a short 25-year lease.

## DESCRIPTION

A canvas awaiting your creative vision, it showcases a grand reception room with soaring ceilings and timeless charm. The master bedroom exudes tranquility, drenched in natural light, while you have the freedom to craft a sumptuous dining room or an additional double bedroom. The galley kitchen, though untouched, offers endless possibilities, and the bathroom holds the potential for a serene spa-like retreat.

Stepping through the grand entrance of Eccleston Square, you'll be captivated by the echoes of sophistication that have resonated within its historic confines for generations. This distinguished address sets the stage for an extraordinary lifestyle. Beyond your doorstep, you'll find the essence of luxury living, with world-class shopping, dining, and cultural experiences just moments away, alongside the tranquility of St. James's Park.

In summary, this basement flat, boasting a 25-year lease, is an open invitation to create your own masterpiece within the grandeur of SW1. Don't miss this opportunity to become part of the legacy of Eccleston Square. Contact us today and begin your journey to transform this blank canvas into a true work of art. Your future begins here, at Eccleston Square.

## SERVICE CHARGE

£5,771.00 p.a.

## GROUND RENT

£65 p.a.

## TENURE

Leasehold - 25 years remaining





# Eccleston Square, London

**Asking Price:**  
£450,000 subject to contract.

**Tenure:**  
Leasehold

**Local Authority:**  
Westminster City Council

**Council Tax Band:**  
F

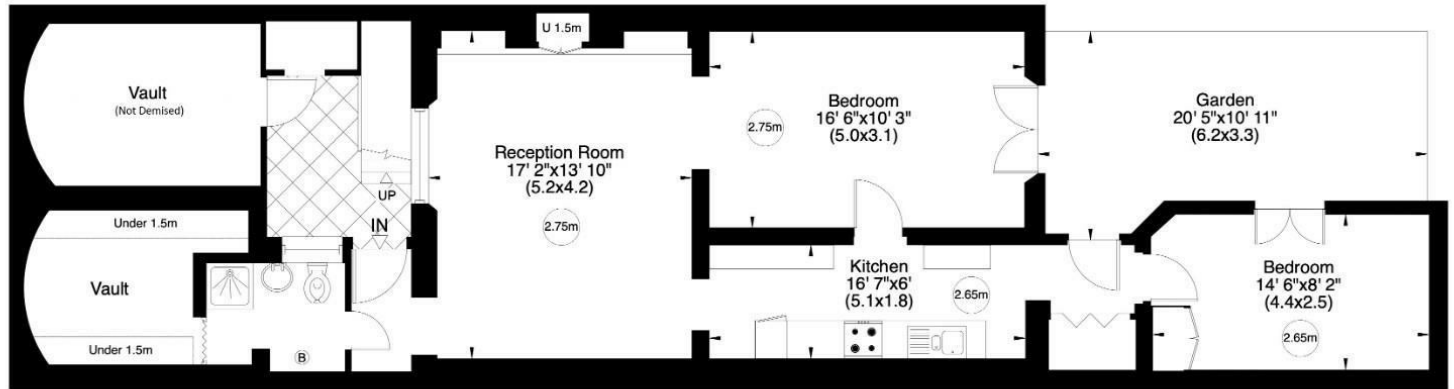
**Approximate Gross Internal Area:**  
768.00 sq ft

## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 75        |
| (55-68) <b>D</b>                            | 57                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Eccleston Square, SW1

Gross internal area (approx.)  
88 Sq m (951 Sq ft) Including Vault, Estimated vault and under 1.5m  
71 Sq m (768 Sq ft) Excluding Vault, Estimated vault and under 1.5m  
For identification only, Not to Scale



Lower Ground Floor

[www.virtualtours.london](http://www.virtualtours.london)

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 the RICS Code of Measuring Practice).

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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