# EATON SQUARE SW1







A BEAUTIFULLY PRESENTED SOUTH-FACING LATERAL APARTMENT QUIETLY LOCATED TO THE REAR OF THE BUILDING, BENEFITTING FROM VERY GOOD NATURAL LIGHT AND GENEROUS CEILING HEIGHTS THROUGHOUT.

## LOCATION

Eaton Square is one of the most prestigious squares in Central London and is one of three garden squares built by the Grosvenor family in the 19th Century. It is located approximately 0.2 miles away from Sloane Square with its shopping and underground station and approximately 0.1 miles away from the atmosphere of the café culture of Elizabeth and Motcomb Street, therefore ideally situated to enjoy the array of shops and local amenities Belgravia has to offer.

## ACCOMMODATION

- Reception room
- Dining area
- Kitchen
- Principal bedroom
- Second bedroom
- Bathroom
- Guest cloakroom

## TERMS

**Guide Price:** £2,300,000

**Tenure:** Leasehold expiring December 2120

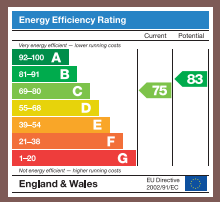
**Ground Rent:** Peppercorn

**Service Charge:** £12,000 reviewed annually

**Local Authority:** City of Westminster

**Council Tax:** Band H

**Energy Performance:** Rating C

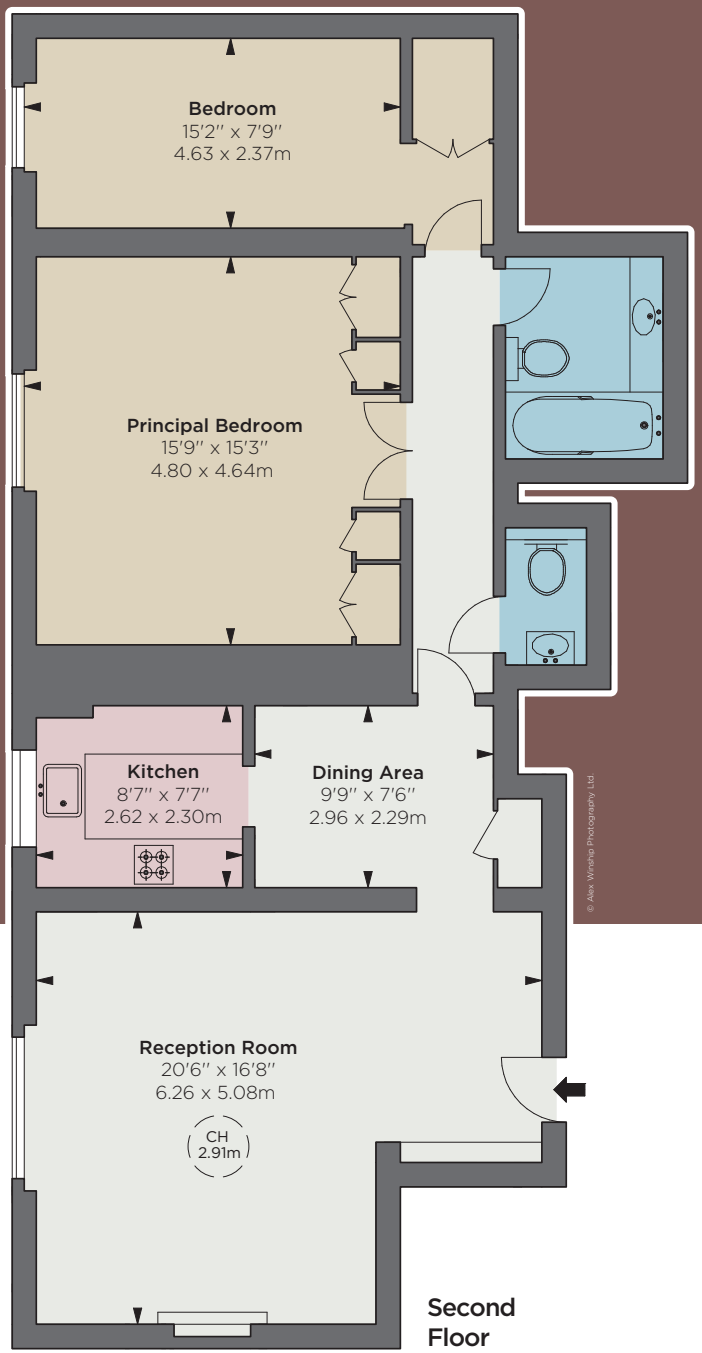



Approximate Gross Internal Area

1,060 SQ FT
98.50 SQ M




THE BROCHURY ALEX WINSHIP




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