FLAT H

# 33 EATON SQUARE

BELGRAVIA SW1W

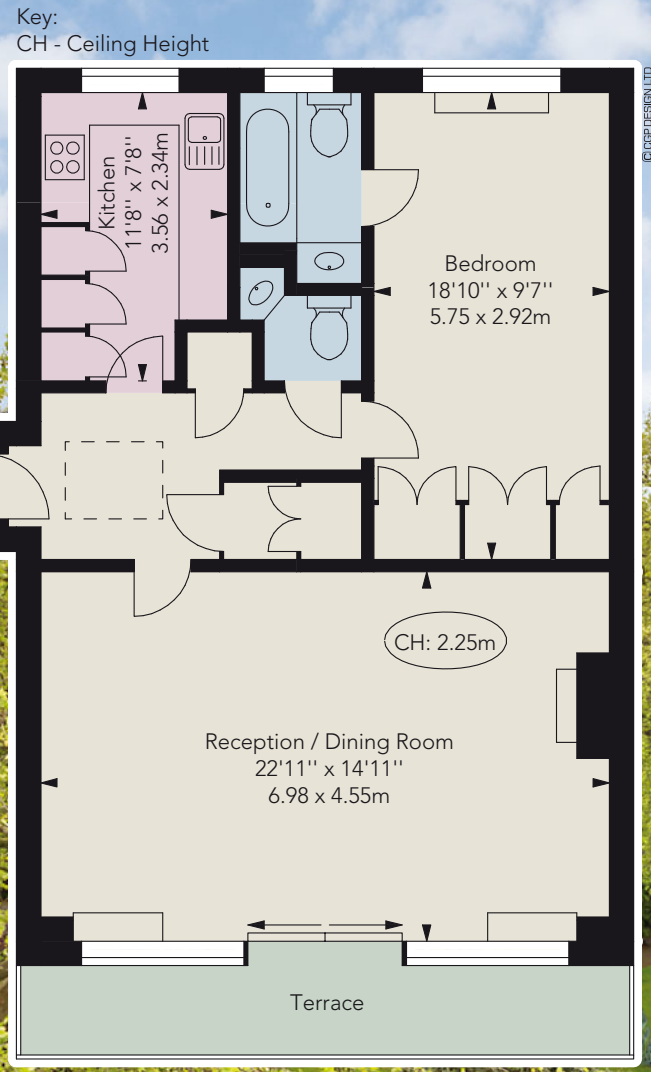


A light and airy Penthouse flat at this Prime address with an excellent wide reception with full width sliding doors to a terrace overlooking the Square gardens (to which access can be obtained for annual fee).

The building is Grade II* listed, and there is a passenger lift and resident caretaker. The shopping facilities of Elizabeth Street and Sloane Square are a short walk westwards.

## Accommodation

Bedroom with en suite bathroom, guest cloakroom, hall with skylight, reception room with terrace, separate kitchen, independent gas fired heating, passenger lift, porter services, use of communal gardens and tennis courts (subject to an annual fee), recently decorated communal entrance.




Fourth Floor

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Approximate Gross Internal Area:
789 sq ft / 73.30 sq m



## Terms

**Guide Price**
On Application

**Ground Rent**
Nil /A peppercorn if demanded

**Viewing Strictly by Appointment with Ames Belgravia**

**Lease** 13 years expiring June 2028 (20 years from June 2008)

**Service charge**
Estimated at £6,118 per annum (year ending March 2015)

We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. May 2015. CGP14325-CG04JA. Photography & brochure by CGP.CO 020 7222 7222

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