

**10 EATON TERRACE MEWS, LONDON SW1W 8EU**



A well located mews house 5 minutes' walk from Sloane Square.

Comprising a one bedroom flat and spacious garage for 2/4 cars. Latter has 3.26m ceiling height and measures 25'3"x 20' (7.69m x 6.15m).

Access to Belgrave Square garden nearby for an additional annual sum.

Bedroom : Shower Room : Reception Room : Kitchen : Garage : EPC Rating D

**£880,000 Subject To Contract**



## Terms and Conditions

<b>Tenure:</b>	Leasehold, 22 years expiring in June 2045
<b>Ground Rent:</b>	£3,215 pa with one final review in 2029 to 0.3% of property on 57 year lease.
<b>Service Charge:</b>	Mews Charge: TBC
<b>Price:</b>	£880,000 Subject To Contract
<b>Viewing:</b>	By appointment with Ames Belgravia Tel: 020 7730 1155

### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.

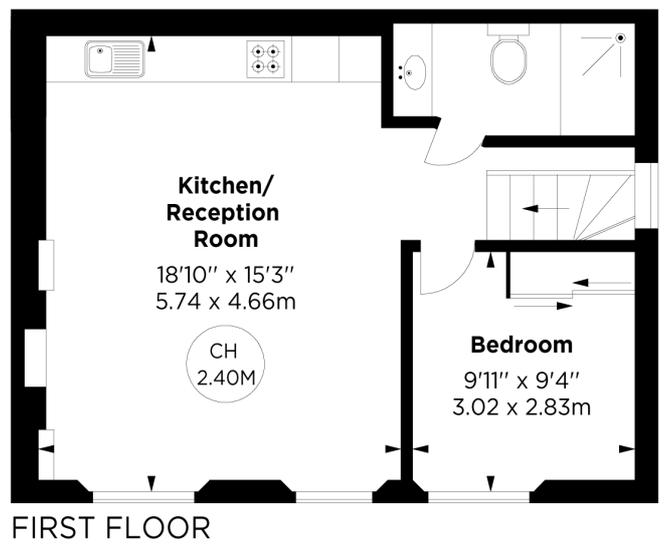
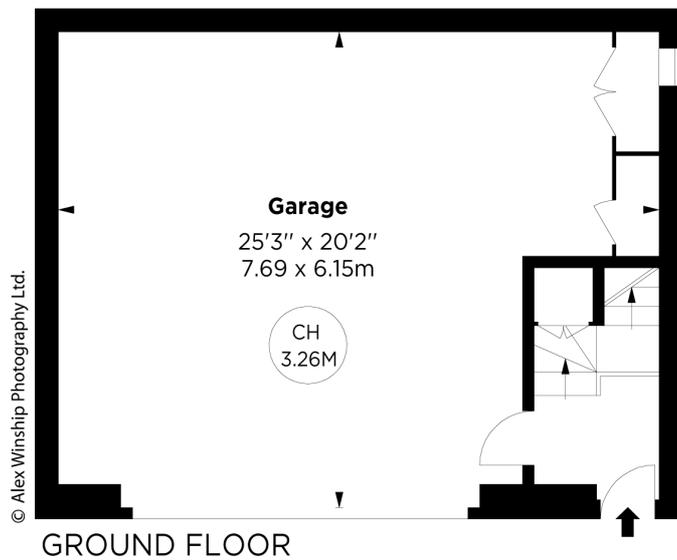
# Eaton Terrace Mews, SW1

APPROX. GROSS INTERNAL AREA \*  
980 Sq Ft - 91.04 Sq M



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

Key :  
CH - Ceiling Height



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		