



EATON SQUARE

BELGRAVIA SW1

An immaculate three-bedroom ground floor apartment arranged laterally over two buildings, overlooking and with access to the beautiful communal gardens and tennis court of Eaton Square*

This excellent property was completely refurbished four years ago to provide easy and well-organised living.

The accommodation offers generous reception space and three bedrooms with two bathrooms (one en suite). The drawing room and principal bedroom benefit from floor-to-ceiling wide windows with ornamental balconies.

* Access to the tennis court is subject to a charge.



Amenities

- Air conditioning in entrance hall and principal bedroom
- Oak engineered floor throughout principal rooms
- Underfloor heating in bathrooms and kitchen
- 24-Hour portage
- Laundry cupboard housing a Miele washing machine and a separate Miele dryer
- Excellent storage
- Independent gas central heating and hot water
- Lift



Accommodation

- Entrance hall
- Drawing room
- Kitchen/breakfast room
- Principal bedroom suite with bathroom en suite
- Two further bedrooms
- Bathroom 2
- Laundry cupboard



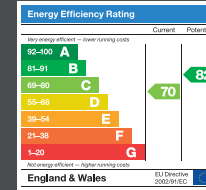
Location

Located in the heart of Belgravia, 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. The master builder and famous architect, Thomas Cubitt, conceived the detail of these distinctive grand houses.

Number 36 forms part of the famous white stucco-fronted terraces with columned porticoes, and benefits from the large expanse of private lawned gardens and tennis court, enjoyed exclusively by the residents of the square.

Eaton Square is located 0.2 miles away from Sloane Square with its shopping and underground station and 0.1 miles away from the atmosphere of the café culture of Elizabeth Street and Motcomb Street, therefore ideally situated to enjoy the array of shops and local amenities Belgravia has to offer.





Approximate Gross Internal Area
1,579 sq ft / 146.69 sq m

CH: Ceiling height

Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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Terms

Tenure Leasehold, 11 years and 8 months remaining, expiring October 2036. This was originally a 20-year lease, and the term cannot be extended beyond 20 years, but by separate negotiation the lease can be extended to 20 years at any point throughout the term

Ground Rent Peppercorn

Service Charge £28,800.96 per annum

Annual Garden Charge

Approximately £700 per annum

Local Authority City of Westminster

Council Tax Band H

EPC Rating C

Guide Price £1,595,000 to include all blinds, kitchen and utility equipment



Richard Dalton
+44 (0)20 7824 9021
rdalton@savills.com

Savills Sloane Street
139 Sloane Street, London SW1X 9AY
+44 (0)20 7730 0822
sloanestreet@savills.com

savills.co.uk



Lulu Egerton
+44 (0)7966 401 432
lulu.egerton@struttandparker.com

Strutt & Parker Chelsea
43 Cadogan Street, London SW3 2PR
+44 (0)20 7225 3866
chelsea@struttandparker.com

struttandparker.com

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