

EATON  
SQUARE  
LONDON SW1



savills

# EATON SQUARE

LONDON SW1





## An immaculately presented two bedroom lateral apartment, situated in this highly regarded and internationally renowned address in Belgravia.

The building provides excellent security and porter services and the option of a key holding service through the Grosvenor Estate. Eaton Square is located in the heart of Belgravia and is ideally situated for the international amenities of Sloane Square, Sloane Street and Knightsbridge. Residents also have the benefit of access to beautiful square gardens with their own tennis court, subject to an annual fee.

### Accommodation

Reception room/Dining room ♦ Kitchen ♦ Principal bedroom with shower room and dressing room ♦ Further bedroom with en suite bathroom ♦ Air conditioning ♦ Utility room ♦ Lift ♦ Concierge/Porter ♦ Use of square gardens and tennis court, subject to an annual fee ♦ EPC=D

**Service Charge:** Currently £11,023 per annum

**Tenure:** Leasehold; approximately 100 years unexpired

**Local Authority:** City of Westminster

**Guide Price:** £3,250,000





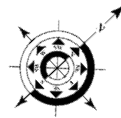
Key :  
CH - Ceiling Height

Gross Internal Area (Approx.)  
102.41 sq.m. (1,101 sq.ft.)

**Kitchen**  
15'4" x 8'4"  
4.67 x 2.55m

**Reception/  
Dining  
Room**  
18'6" x 17'5"  
5.63 x 5.30m  
CH  
2.42M

Laundry



**Bedroom**  
16' x 7'6"  
4.88 x 2.29m

**Principal  
Bedroom**  
15'8" x 10'4"  
4.77 x 3.15m

Third Floor



Viewing: Strictly by appointment with Savills.

Important notice

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