

EATON  
SQUARE  
LONDON SW1W



savills



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SQUARE**  
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A RARE GROUND AND LOWER GROUND FLOOR FLAT,  
REQUIRING MODERNISATION, WITH THE BENEFIT OF  
A PRIVATE FRONT DOOR ENTRANCE AND REAR GARDEN

### ACCOMMODATION

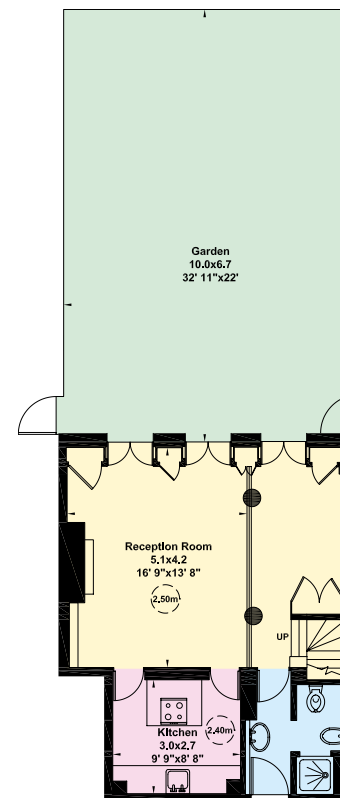
- | Two reception rooms
- | Kitchen
- | Double bedroom with en suite bathroom
- | Private rear garden
- | Direct access
- | Porter
- | Security
- | Access to square gardens and tennis court, subject to an annual fee
- | Grade II listed

### TERMS

Guide price - £3,750,000

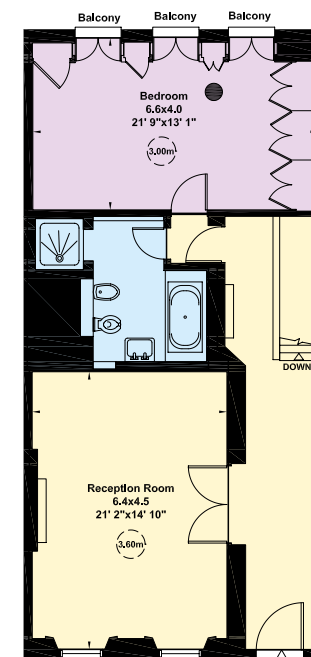
Tenure - Leasehold (expires March 2083)

Local authority - City of Westminster



Lower Ground Floor

Gross Internal Area (Approx.)  
140 sq m (1,509 sq ft)



Ground Floor



Viewing: Strictly by appointment with Savills.

#### Important notice

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19/04/08 RD 365275

capital 020 8671 5448



Savills Sloane Street  
139 Sloane Street,  
London SW1X 9AY  
rdalton@savills.com  
020 7730 0822  
savills.co.uk

