

Wellbelove
Quested

PROPERTY CONSULTANTS

EATON PLACE,
BELGRAVIA, SW1X

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EATON

PLACE

SW1X

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HOME FEATURES & SPECIFICATIONS

Introducing this stunning, spacious two-bedroom maisonette located on the first & second floor of a Grade II listed building in Eaton Place, Belgravia; one of London's most prestigious and sought after neighbourhoods.

2 BEDROOMS

2 BATHROOMS

CLOAKROOM/WC

RECEPTION ROOM

**KITCHEN/
BREAKFAST ROOM**

BALCONY

GUIDE PRICE

£4,950,000 STC

TENURE

Share of Freehold, subject to a lease of 999 years from 25/01/2007 expiring 24/01/3006, 983 years as at January 2024

LOCAL AUTHORITY

City of Westminster

COUNCIL TAX

Band H

SERVICE CHARGE

£7,445.20 (for the year 2024)

KITCHEN & RECEPTION

The first floor is dedicated to the reception room and kitchen, both boasting grand proportions, high ceilings, and an abundance of natural light. Three full-height french windows provide stunning views over Eaton Place and open up onto a beautiful balcony.



Reception Room



Kitchen/Breakfast Room



Balcony



Staircase/Landing

BEDROOMS & BATHROOMS

The second floor presents a luxurious double bedroom suite with a spacious and stylish en-suite bathroom, as well as a second double bedroom and family bathroom. Both bedrooms are extremely spacious with ample built in storage.



Bedroom 1



Bedroom Suite



En-Suite



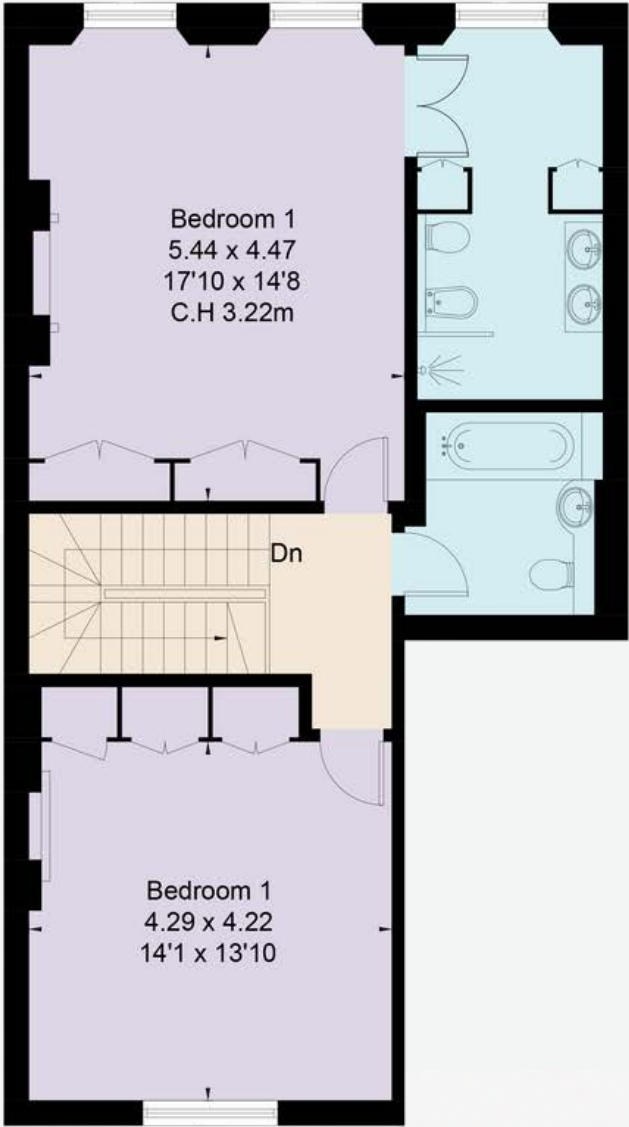
Family Bathroom

FLOOR PLANS

First Floor



Second Floor



TOTAL APPROXIMATE GROSS INTERNAL AREA

1,533 sq ft / 142.4 sq m

EPC RATING

C

Certificate No.

5337-2529-2309-0042-2226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only @djd.london #63959



FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find the renowned Motcomb Street and Elizabeth Street, known for their charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

The 5-acre Belgrave Square Gardens and tennis courts are only a 7-minute walk away. A modest annual fee allows residents and their guests to enjoy this local gem, perfect for leisurely dog walks and exercise (subject to application with Grosvenor Estates). Hyde Park is just a 10 minute walk away and St. James' Park and Green Park are also nearby.

RESTAURANTS

OLIVETO

61 Elizabeth St
SW1W 9PP

THOMAS CUBITT

44 Elizabeth St
SW1W 9PA

GROCERIES

BAYLEY & SAGE

141 Ebury St
SW1W 9QW

WAITROSE

27 Motcomb St
SW1X 8GG

CAFES, & BAKERIES

TOM TOM

114 Ebury St,
SW1W 9QD

POILANE

46 Elizabeth St,
SW1W 9PA

SCHOOLS

EATON SQUARE SCHOOL

55-57 Eccleston Square,
SW1V 1PH

FRANCIS HOLLAND

39 Graham Terrace
SW1W 8JF

SHOPPING

MOTCOMB ST

0.2 miles

ELIZABETH ST

0.3 miles

TRANSPORT LINKS

VICTORIA STATION

0.6 miles
Train links to Gatwick,
Heathrow, the Southwest
and Brighton. District &
Circle and Victoria lines

SLOANE SQUARE

0.5 miles
District & Circle Lines



BELGRAVIA, LONDON





Details Prepared February 2024

GET IN TOUCH

CONTACT INFORMATION

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