Eaton Mews South, Belgravia SW1
An unmodernised 4 bedroom house situated in one of Belgravia’s favourite cobbled mews addresses. The property is situated on the north side of the street with south facing windows and is arranged over only 3 floors. There is an integral garage as well as a parking space outside. The property would now benefit from possible reconfiguration and modernisation, subject to consent.

Location
Eaton Mews South is conveniently located 0.2 miles from the local shops, restaurants and cafes of Elizabeth Street and 0.4 miles from Victoria Station (Circle, District, Victoria Line) which provides access to both underground and overground rail services. The property is also situated just 0.5 miles from Sloane Square (District, Circle Line) granting easy access to amenities in both Knightsbridge and Chelsea.

Accommodation and Amenities
Master Bedroom with En Suite Bathroom • Second Bedroom with En Suite • 2 Further Bedrooms • Bathroom • Reception Room • Dining Room • Kitchen • WC • Garage

Terms
Tenure: Leasehold approximately 52 years remaining
Ground Rent: Approximately £2,236 per annum
Local Authority: City of Westminster
Guide Price: £3,250,000
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Approximate Gross Internal Floor Area
173 sq.m./1,862 sq.ft. Including Under 1.5m
172 sq.m./1,854 sq.ft. Excluding Under 1.5m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Ground Floor
First Floor
Second Floor