

EATON SQUARE SW1W



savills

A BEAUTIFULLY REFURBISHED TWO BEDROOM PENTHOUSE APARTMENT WITH STUNNING VIEWS OF THE GARDENS AND ST PETER'S CHURCH FROM A RARE AND EXCEPTIONAL ROOF TERRACE AT THE BACK OF THE PROPERTY.

The building provides excellent security with a 24 hr porter and the option of a key holding service through the Grosvenor Estate. Eaton Square is located in the heart of Belgravia, close to the international amenities of Sloane Square, Sloane Street and Knightsbridge, and has the benefit of beautiful square gardens with their own tennis courts.

Please note the terrace is held on a separate license.



ACCOMMODATION

- | Reception room
- | Open plan kitchen
- | Master bedroom suite
- | Second double bedroom
- | Shower room
- | Terrace
- | Utility room
- | Porter
- | Lift
- | Access to communal gardens by separate negotiation



TERMS

Guide price £1,925,000 | **Tenure** Leasehold (approximately 16 years remaining)
Service charge £8,500 per annum | **Ground rent** £1,500 per annum
Local authority City of Westminster

Viewing: Strictly by appointment with Savills.

Important notice

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 17/07/07 TW 349224



Savills Knightsbridge
 knightsbridge@savills.com
 020 7581 5234

Savills Sloane Street
 sloanestreet@savills.com
 020 7730 0822
 savills.co.uk

