



RUSSELL SIMPSON

Graceful five-bedroom flat
with lofty proportions on a
prestigious Belgravia street

EATON PLACE
BELGRAVIA SW1X

Eaton Place Belgravia SW1X

£3,950,000

BEDROOMS 4	INTERNAL 3,474 SQ FT 323 SQ M	SERVICE CHARGE £5,500 pa	COUNCIL Westminster
RECEPTION ROOMS 2		EPC D	COUNCIL TAX Band H
BATHROOMS 3		TENURE Share of Freehold	LENGTH OF LEASE 995 years





The Property



Spacious and elegant triplex flat on a sought-after address close to Sloane Square station

Entering the flat on the second floor, the front hall leads through to a fitted kitchen with an informal eating area. On one side is a formal dining room with high ceilings, on the other side a generous drawing room with equally lofty proportions. This room has a series of south-east facing windows that fill the room with light for much of the day.





Indoor Spaces

The third floor features a well-proportioned principal bedroom with inbuilt storage space and an ensuite bathroom with a bath. This floor also contains a second bedroom, likewise with plentiful storage space, as well as an office.

The fourth floor consists of three bedrooms. One of these has a dressing room and an ensuite bathroom, while the other two bedrooms share a bathroom.

The flat is decorated in a traditional style to suit the building's historic architecture. It is presented in fair condition with the potential for modernisation.







The Neighbourhood

Eaton Place is a grand Belgravia street running parallel to the famous Eaton Square. It is lined with white stucco townhouses from the early and mid-nineteenth century. Over the years it has been home to several celebrated residents, including the actress Joan Collins.

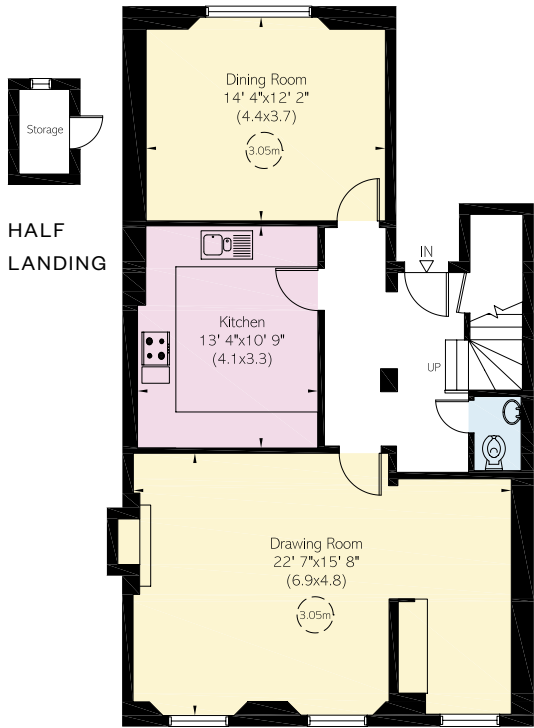
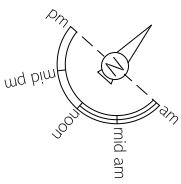
From here, Sloane Square underground station is a short walk away, while Victoria Station is also close. The many restaurants and shops of Knightsbridge and the King's Road are within easy reach, as well as the open spaces of Hyde Park.

APPROXIMATE INTERNAL AREA

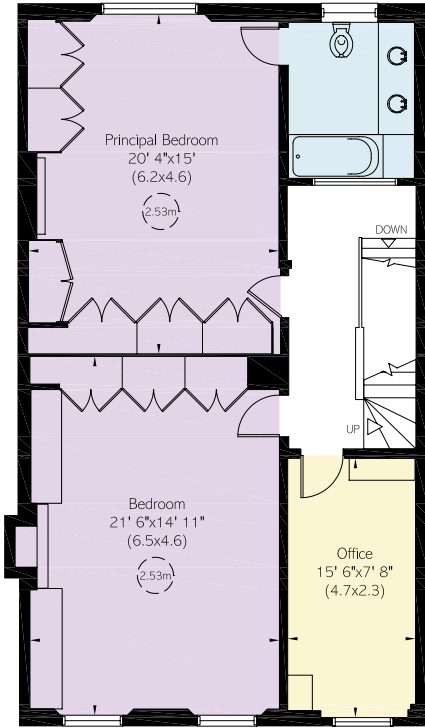
2,767 SQ FT / 257 SQ M

INCLUDING STORAGE

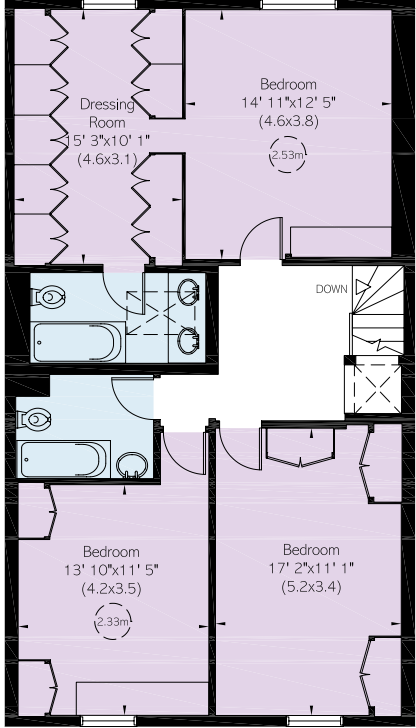
15 SQ FT / 1 SQ M



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

RUSSELL SIMPSON

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
Any measurements of distances referred to herein are approximate only. October 2021