



**RUSSELL
SIMPSON**

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

EATON PLACE
BELGRAVIA SW1X

Eaton Place

£4,500,000

BEDROOMS 4	INTERNAL 2,767 SQ FT	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 3	257 SQM	EPC D	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 995 YEARS	GROUND RENT —	SERVICE CHARGE £5,500 P/Y



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 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 Bedrooms

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 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.

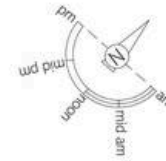
Eaton Place,
SW1

Approx Gross Internal Area
2,767 sq ft / 257 sq m

Including Storage
15 sq ft / 1 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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