

## RUSSELL SIMPSON

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

EATON PLACE BELGRAVIA SW1X

## Eaton Place

# £4,500,000

bedrooms	INTERNAL	OUTDOOR	council
4			Westminster City
bathrooms	257 зам	epc	council tax
3		D	H
TENURE Share of freehold	lease length $995$ years	GROUND RENT	service charge $\pounds 5,500$ 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 southeast 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.

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## 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

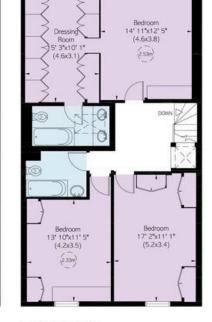
## Including Storage

### RUSSELL SIMPSON



SECOND FLOOR

THIRD FLOOR



FOURTH FLOOR

0

0

DOW!

Office 15" 6"x7" 8" (4.7x2.3)

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

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### RUSSELL SIMPSON

### Contact Us

+44 (0) 20 7225 0277

Contact us

info@russellsimpson.co.uk

### Sydney Street

+44 (0) 20 7225 0277

151A Sydney Street London SW3 6NT

chelsea@russellsimpson.co.uk

### Kensington Square

+44 (0) 20 3761 9691

13 Kensington Square London W8 5HD

kensington@russellsimpson.co.uk

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