



**RUSSELL
SIMPSON**

Grade II Listed upper maisonette,
moments from Sloane Square

EATON PLACE
BELGRAVIA SW1X

Eaton Place

£3,500,000

BEDROOMS 3	INTERNAL 1,964 <small>SQ FT</small>	OUTDOOR 79 <small>SQ FT</small>	COUNCIL Westminster City
BATHROOMS 2	182 <small>SQM</small>	EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 106 <small>YEARS</small>	GROUND RENT —	SERVICE CHARGE —



The Property

Three double bedroom, upper maisonette on the highly sought after Eaton Place

The spacious and well configured apartment benefits from a lovely south facing terrace. Accessed from the second floor this apartment benefits recently had planning consent to extend and create a stunning roof garden with far reaching views.

Currently, a three bedroom apartment with a large double reception room which leads onto a small south west facing balcony.





The Neighbourhood

Eaton Place is situated within walking distance to both Sloane Square and Knightsbridge as well as the amenities of Motcomb and Elizabeth Street.

Eaton Place is a prestigious and elegant street located in the heart of Belgravia, one of London's most exclusive and affluent districts. It runs between Eaton Square and Belgrave Square, two of the capital's most desirable garden squares. Known for its historical significance and classic 19th-century architecture, designed largely by Thomas Cubitt.

Eaton Place, SW1

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Approximate Internal Area

1,964 sq ft / 182 sq m

Outside Area
79 sq ft / 7 sq m

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.



Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk