



## **RUSSELL SIMPSON**

Grade II Listed upper maisonette,  
moments from Sloane Square

EATON PLACE  
BELGRAVIA SW1X

Eaton Place

£3,500,000

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



## 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

**RUSSELL  
SIMPSON**

### 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.



**RUSSELL  
SIMPSON**

---

## Contact Us

+44 (0) 20 7225 0277

151A Sydney Street  
London  
SW3 6NT

[chelsea@russellsimpson.co.uk](mailto:chelsea@russellsimpson.co.uk)

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. 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