



CHATTERTON | REES



## 3, 96 Eaton Place, Knightsbridge, SW1X 8LW Guide price £4,495,000

This beautiful three bedroom Belgravia Apartment is set over two floors providing bright and open accommodation that is presented in excellent order throughout. This property offers purchasers the opportunity to move in immediately to a highly adaptable space in a truly sought after location. The main living area is located on the third floor, with lift, and boasts an open space that is flooded with light through sash windows at either end. The kitchen is located adjacent to the reception room and offers stainless steel work surfaces, modern fixtures fittings and appliances with a marble central island also. Additionally, to the other end of the reception room a study completes the third floor accommodation

To the upper floor there are three double bedrooms all with en suite bath/shower facilities. The master suite is the largest of the three rooms and also boasts a walk in dressing area and a small balcony with northerly aspects. Additionally, there is an attic that has been adapted into bedroom number four, with en suite shower, that could also be used as a study or further reception space, dependant on requirements.

Eaton Place is a stunning location based in the heart of Knightsbridge and Belgravia, moments from Eaton Square. Ideally located close to a wide range of shops, bars and restaurant's Eaton Place is one of Prime London's most sought after addresses. Transport links can be found at Sloane Square or Knightsbridge Underground Stations Victoria Station offers a National Rail Service as well as The Gatwick Express also.

Approximate distances.

Sloane Square Underground Station: District & Circle lines, 0.3 Miles.

Knightsbridge Underground Station: Piccadilly Line, 0.5 Miles.

Victoria Station: National Rail Services, District, Circle and Victoria Lines, 0.6 Miles

Harrods: 0.6 Miles

Harvey Nicholls: 0.5 Miles



# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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