



CHATTERTON | REES



3, 96 Eaton Place
Knightsbridge, SW1X 8LW

Guide price £4,495,000



3, 96 Eaton Place



Description

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

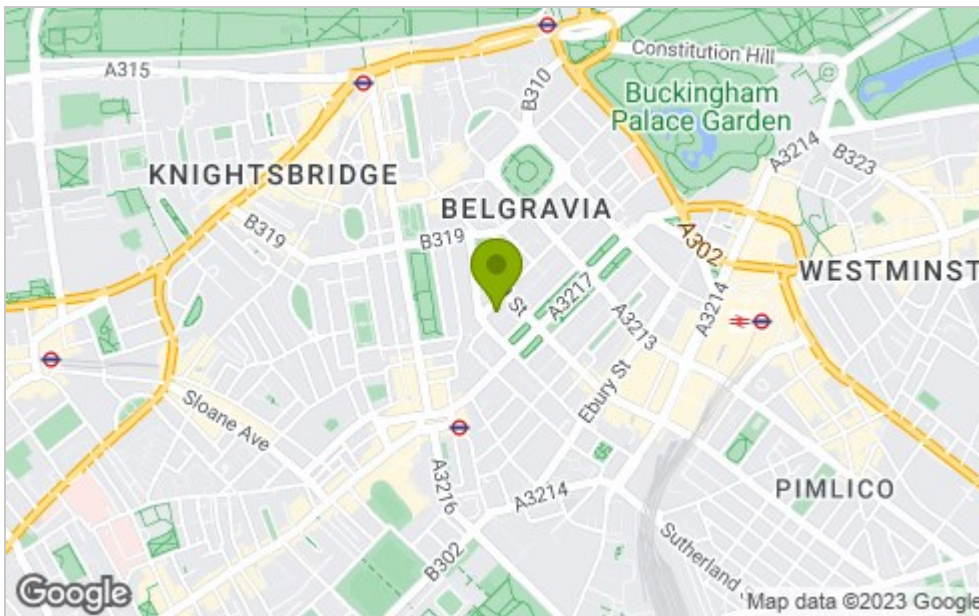




Floor Plan



Area Map



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

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