



CHATTERTON | REES



86-88 Eaton Place, London, SW1X 8LN

**Guide price £2,500,000**

A brand newly designed lateral apartment on the highly sought after Eaton Place. The property is on the third floor WITH LIFT and has been totally remodelled throughout with a stunning open plan living and kitchen area with glass crittall style window and door that leads through to a very impressive large entrance hallway with a natural oak slat wall and two large storage cupboards,

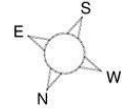
There are two double bedrooms and two bathrooms, the master suite is furthest from the living area and is a really great size with plenty of space for storage and benefitting from its bathroom being en suite.

Sold with a newly extended lease, an option to purchase as furnished, air conditioning and the added benefit of a porter and being located only a very short distance from Sloane Square, Knightsbridge and places like Elizabeth Street and Motcomb Street leaving it ideally placed for all of the local restaurants, bars and cafes.

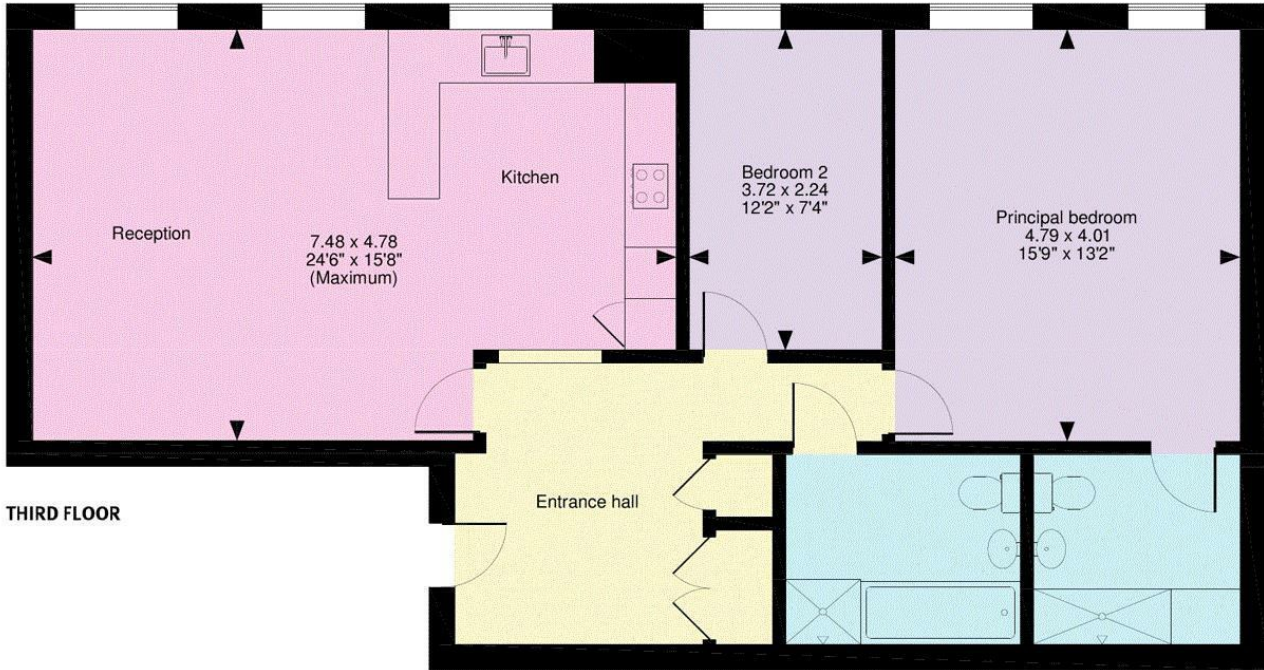


# Floor Plan

Eaton Place, SW1X  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 Main House = 89sq.m (958 sq.ft)



CH = 260

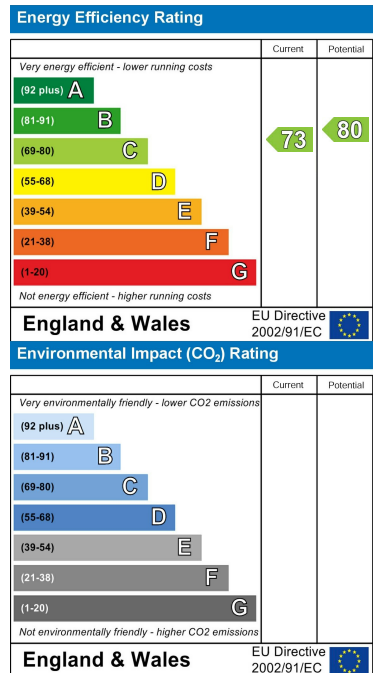


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## Area Map



## Energy Efficiency Graph



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