

Eaton Square, Belgravia, London SW1W

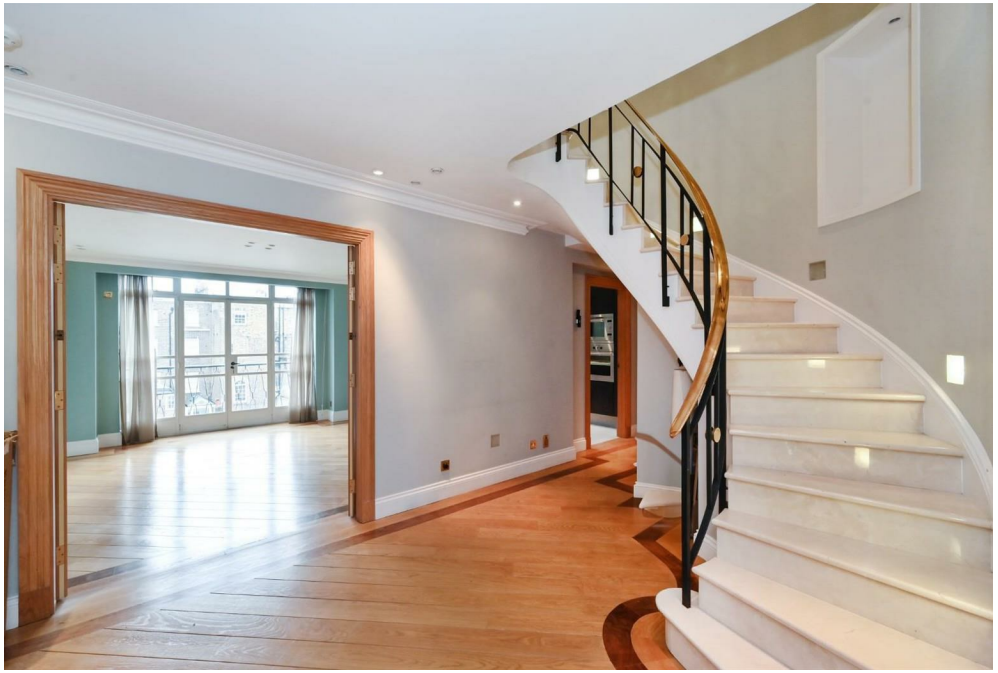
Asking Price £4,950,000, Leasehold

NAPIER WATT

T: 0207 935 0011
E: enquiries@napierwatt.co.uk
W: napierwatt.co.uk

35 Berkeley Square, Mayfair, London, W1J 5BF













Description

A light and airy three-bedroom, three-bathroom duplex penthouse apartment for sale in world-famous Eaton Square, in the heart of Belgravia, SW1.

Set towards the centre of the south side of the square, this property enjoys a direct northerly aspect over the garden square. The building benefits from a dedicated 24-hour uniformed porter service.

Eaton Square is one of Belgravia's most distinguished residential addresses, laid out in the 1820s by master builder Thomas Cubitt for the Grosvenor family. Defined by its white stucco façades and formal gardens, it has long been associated with political, diplomatic, and aristocratic life. Today, it remains one of prime Central London's most prestigious and discreet residential settings, with immediate access to Knightsbridge, Mayfair, Sloane Square, and Hyde Park, alongside a wide selection of boutiques, hotels, restaurants, and galleries.

Entrance Hall, Reception Room, Dining Room, Kitted Kitchen With Breakfast Area, Guest WC, Master Bedrooms With Ensuite Bathrooms, 2 Further Bedrooms Each with Ensuite Showers Rooms, Loft Storage, Balcony To Front, Access To Garden Square, Porter, Lifts, EPC D

Key Features

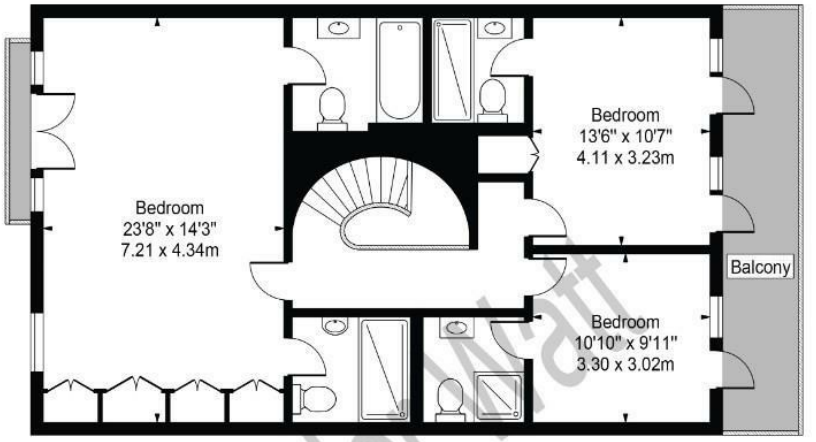
- 2ND/3RD FLOOR WITH LIFT
- 24 HOUR UNIFORMED PORTERAGE
- EXCELLENT SECURITY
- BALCONY
- ATTRACTIVE GREEN OUTLOOK
- DIRECT VIEWS OVER GARDEN SQ
- AIR CONDITIONED
- TENNIS COURT (FEE PAYABLE)

Terms

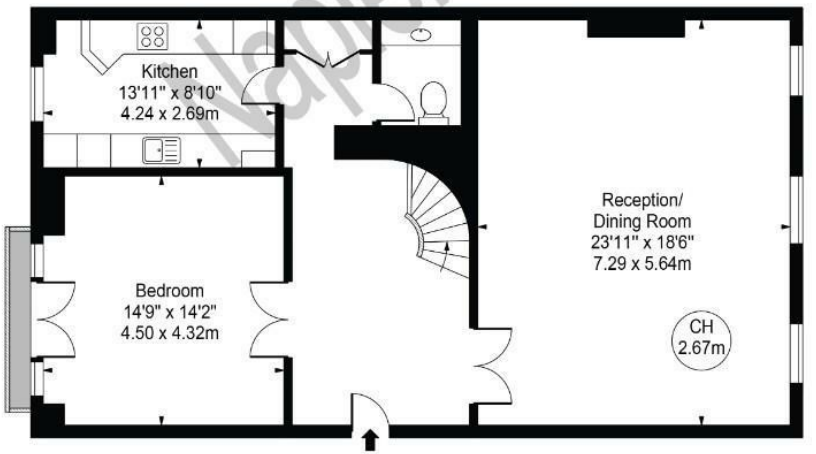
Leasehold : 20 December 2135 ie 109 years
Service Charge : £6081.34 per quarter.
Council Tax Westminster Band H

Eaton Square

Approx. Gross Internal Area 2002 Sq Ft - 185.99 Sq M



Fourth Floor



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

IMPORTANT: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.