



1-4, EATON SQUARE  
LONDON, SW1W  
£13,500 Per Month

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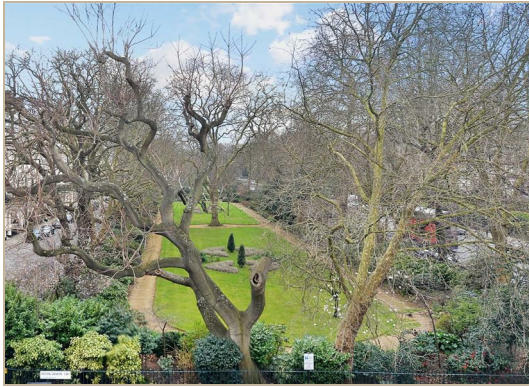
**NAPIER WATT**  
PROPERTY CONSULTANTS

## Description

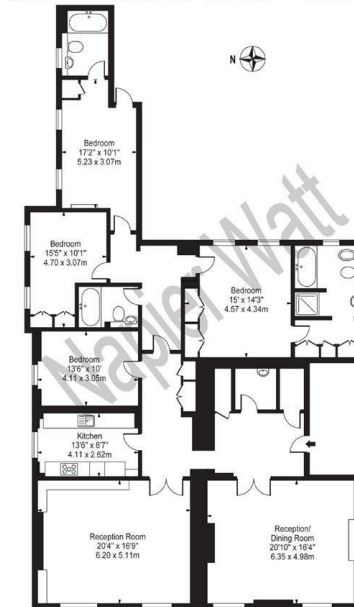
A large four bedroom apartment on the second floor of a well-maintained building (with lift and porter) at the eastern end of Belgravia's most prestigious garden square that offers 2,257 square feet (210 sq m) of newly decorated accommodation with wooden floors in the principal rooms. Eaton Square is widely regarded as the jewel in Belgravia's crown and undoubtedly one of the capital's most desirable residential

addresses, just a short distance from the internationally renowned shops and boutiques of Knightsbridge as well as the open space of Hyde Park. There are excellent public transport links nearby in Victoria and Sloane Square, whilst nearby Elizabeth Street offers a range of upmarket shops and restaurants for day-to-day conveniences.

4 bedrooms, 3 bathrooms, 2 reception rooms, 2,257 sq ft / 209 sq m, Kitchen, Lift, Porter, Access to communal gardens : EPC Rating TBC,



**Eaton Square**  
Approx. Gross Internal Area 2257 Sq Ft - 209.68 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute a 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.

## TERMS

Fees & Charges: Tenancies exceeding £100,000 Per annum £480 inc VAT, Tenancies where a company is a tenant £480 inc VAT.

**For Clarification** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed to be removable by the vendor unless specifically itemised within these sales particulars.

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