



RUSSELL SIMPSON

Duplex three-bedroom flat with a
south-facing balcony

EATON PLACE
BELGRAVIA SW1X

Eaton Place

£3,750,000

BEDROOMS 3	INTERNAL 1,502 SQ FT 139 SQM	OUTDOOR 68 SQ FT	COUNCIL Westminster City
BATHROOMS 2		EPC D	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 99 YEARS	GROUND RENT —	SERVICE CHARGE £35,048 P/Y



The Property

A first and second floor flat with lift and porter

Entering the flat on the first floor, you enter into the reception room via double doors, off from a welcoming entrance hall. The room features herringbone wooden flooring, complemented by moulded cornicing along the ceiling. Three large windows fill the space with light, with double doors opening onto the balcony.

Indoor Spaces

The kitchen sits adjacent to the reception, fitted with sleek, contemporary cabinetry and decorated with matching herringbone flooring.





The Bedrooms

Also on the first floor are two bedrooms. The second bedroom, at the far end of the hall, benefits from an ensuite bathroom. There is also a separate guest washroom.

A winding staircase lead up to the second floor, where the principal bedroom is situated. Being positioned up on the second floor, the room has the added benefit of extra privacy, as well as having ample built-in storage. A bathroom is positioned next door featuring both a bath and shower.





The Neighbourhood

The property includes a south-facing balcony, accessed from the reception room, allowing space for outdoor dining and entertaining.

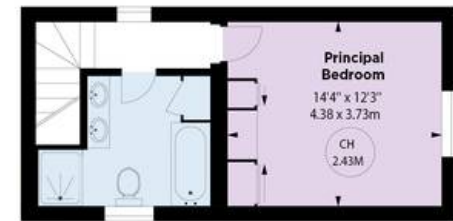
Eaton Place is an attractive street in Belgravia, SW1, lined with white stucco-fronted townhouses. Sloane Square and Hyde Park Corner underground stations are both within easy reach, offering swift links across London. The open spaces of Eaton Square Gardens and Belgrave Square are moments away, while the King's Road and its many upmarket boutiques, restaurants and cafes lie a short walk from the property. Knightsbridge, with Harrods and Harvey Nichols, is also close by. The area is renowned for its grand period architecture and quiet, upmarket residential character.

Eaton Place,
SW1

Approx Gross Internal Area
1,502 sq ft / 139.54 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



MEZZANINE FLOOR



FIRST FLOOR

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk

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