



RUSSELL SIMPSON

Elegant ground-floor, two-bedroom
apartment with period features

EATON PLACE
KNIGHTSBRIDGE SW1X

Eaton Place

£1,500,000

BEDROOMS 2	INTERNAL 1,018 <small>SQ FT</small>	OUTDOOR —	COUNCIL Westminster City
BATHROOMS 2	94 <small>SQM</small>	EPC C	COUNCIL TAX G
TENURE Leasehold	LEASE LENGTH 27 <small>YEARS</small>	GROUND RENT £400 <small>P/Y</small>	SERVICE CHARGE £10,787 <small>P/Y</small>



The Property

Charming flat in prestigious Georgian building

The apartment harmoniously blends period character with modern comfort, featuring high ceilings, original architectural details and quality finishes throughout. Notable elements include the working fireplace and sophisticated colour palette.

Indoor Spaces



Entering the apartment into a welcoming dining space, the apartment flows through to a bright and spacious reception room, featuring a working fireplace with ornate surround and two large bay windows that fill the room with light.

The contemporary kitchen offers warm wooden fitted units and integrated appliances.



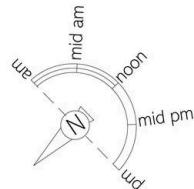
The Bedrooms

The flat benefits from two double bedrooms; the principal bedroom provides substantial proportions with built-in storage and an ensuite bathroom. An additional guest bathroom completes the flat.



The Neighbourhood

Eaton Place is one of Belgravia's most distinguished addresses, moments away from the open spaces of Belgravia Square Garden and within easy reach of the upmarket boutiques of Sloane Street. Victoria station provides excellent transport connections, whilst the restaurants and shops of Chelsea are within walking distance.



Eaton Place, SW1

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Approximate Internal Area
1,018 sq ft/ 95 sq m

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.



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