



## Maisonette and garden on Eaton Square

A two-bedroom maisonette on the ground and lower ground floors of a building in Belgravia's exclusive Eaton Square has direct access to a 38ft long rear garden. Featuring stone paving bordered by mature trees and shrubs, the garden is held on a licence.

Inside living space of almost 1600 sq ft includes a reception room, a kitchen and dining room, and a guest shower room and WC on the lower ground

floor, and the bedrooms and two en suite bathrooms on the floor above.

The property enjoys caretaker services, and can use the square's gardens and tennis court for an annual fee.

*Eaton Square, Belgravia SW1, £1.35 million, Ayrton Wylie 020 7730 4628,*