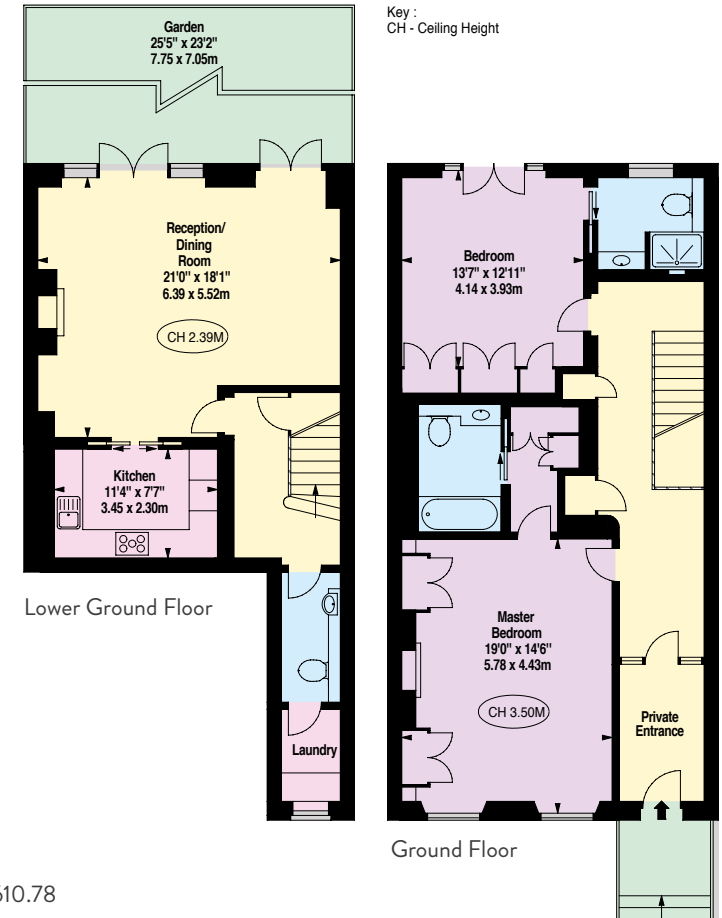


EATON SQUARE
BELGRAVIA SW1





APPROX. GROSS INTERNAL AREA
1,535 SQ FT (142.60 SQ M)



Located on the south western terrace of Eaton Square, between Elizabeth Street and South Eaton Place, this is a bright ground and lower ground floor maisonette with the benefit of its own private entrance and rear garden.

Presented in good decorative order, this two bedroom flat of circa 1,535 sq ft has direct views over the square gardens and a well-proportioned reception room which leads to an attractive southerly facing garden to the rear.

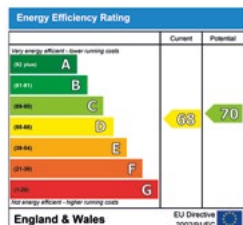
The flat is ideally located close to Sloane Square and an abundant selection of shops and restaurants on Elizabeth Street.

ACCOMMODATION & AMENITIES

Private Front Door and Entrance Hall | Reception/Dining Room
Master Bedroom with Ensuite Bathroom | Guest Bedroom with
Ensuite Shower Room | Kitchen | Cloakroom | Laundry Room
Private Garden to rear (held on separate licence) | Caretaker
Use of Square Gardens and Tennis Court (subject to annual fee)
EPC Rating: D

TERMS

Tenure: A new 20 year lease will be granted
Ground Rent: Peppercorn
Service Charge: 6.05% of the block costs. 6.08% of boiler/gas costs.
Current charges between 01/04/2019 - 31/03/2020 approximately £5,610.78
Local Authority: City of Westminster
Price: On application



While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office as we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

AYRTON WYLIE LTD GIVE NOTICE TO ANYONE READING THESE PARTICULARS THAT:-

- The particulars do not constitute, nor constitute any part of, an offer or contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of Ayrton Wylie Ltd or the vendors or lessors.
- None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
- Any intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars.
- The vendors do not make or give and neither Ayrton Wylie Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

April 2019 365051

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