

SECOND FLOOR LATERAL APARTMENT  
**15-17 Eaton Place**  
LONDON SW1



An extremely light and spacious laterally arranged three/four bedroom apartment of 2,232 sq ft. situated on the second floor of this pair of handsome period buildings once occupied by Physicist and Inventor Lord Kelvin (1824 – 1907). The property has a resident porter and a generous passenger lift.

Situated in an enviable position in the heart of Belgravia, the property offers easy access to all amenities, boutique shops and restaurants in Belgravia, Sloane Street, Kings Road and Knightsbridge.

#### ACCOMMODATION & AMENITIES

- Generous passenger lift
- Entrance hall
- Drawing room
- Dining room with French doors onto balcony
- Fully fitted kitchen (with separate access to communal parts)
- Study/bedroom four
- Guest cloakroom
- Master bedroom suite with dressing area
- Second bedroom suite with French doors onto balcony
- Third bedroom suite
- Good storage
- Resident porter



**TENURE:** Leasehold approximately 39 Years (expiring 21 December 2050)

**SERVICE CHARGES:** £18,722 for the current year

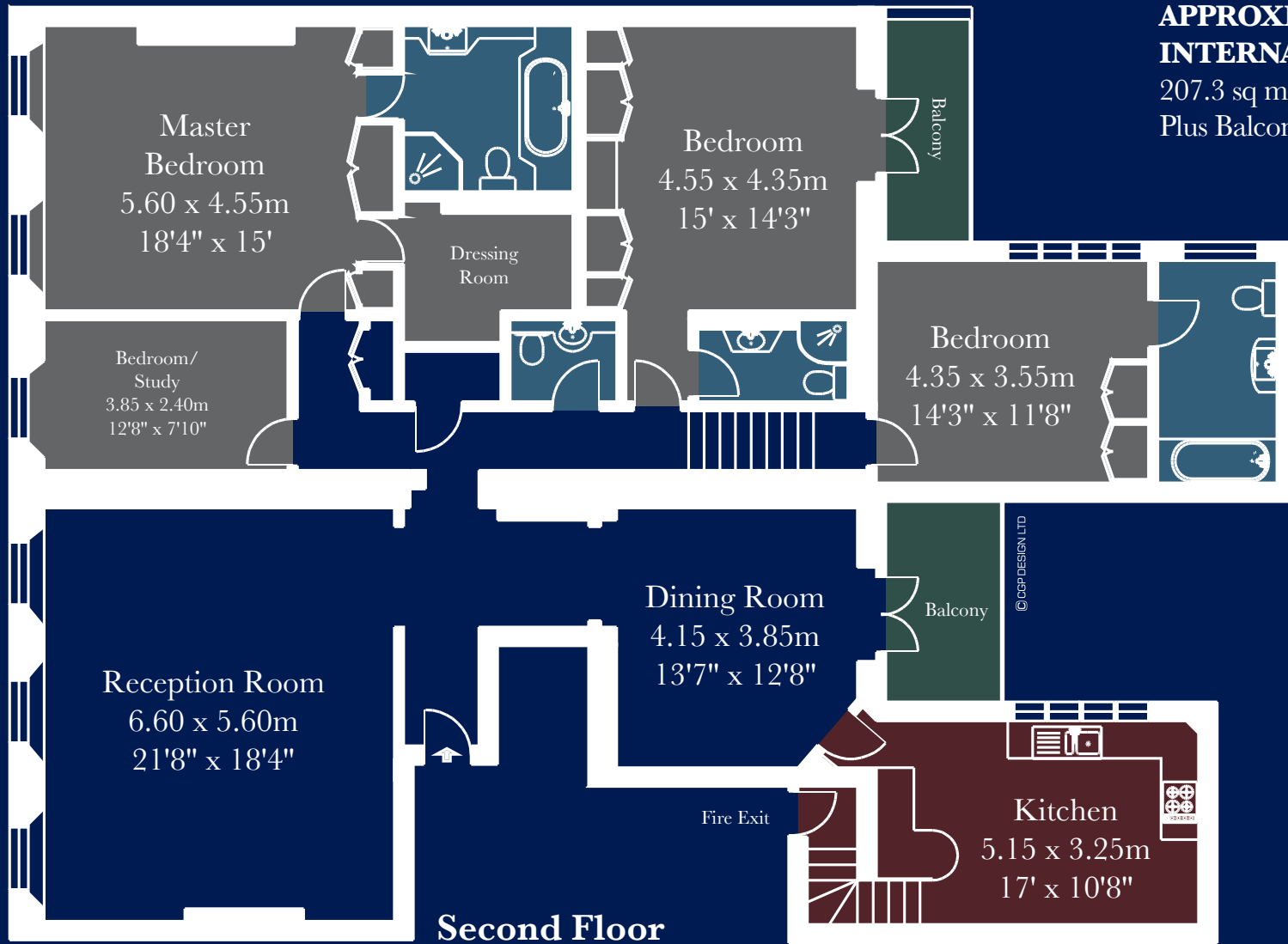
**GROUND RENT:** £7,111 per annum

**LOCAL AUTHORITY:** City of Westminster

**PRICE:** On Application





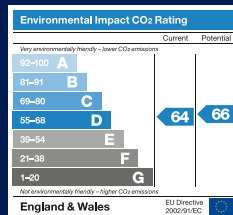
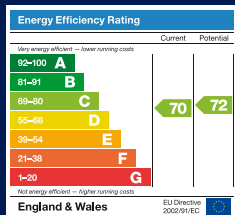


**APPROXIMATE GROSS  
INTERNAL AREA**

207.3 sq m / 2,232 sq ft  
Plus Balconies 10.4 sq m / 112 sq ft



**Second Floor**



NB: We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. September 2011. CGP10522-FL08W. Photography and brochure by cgpdesign.com 020 7222 7222

**Wellbelove  
Quested**  
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