

Eaton Square, SW1W

33

33 34

34



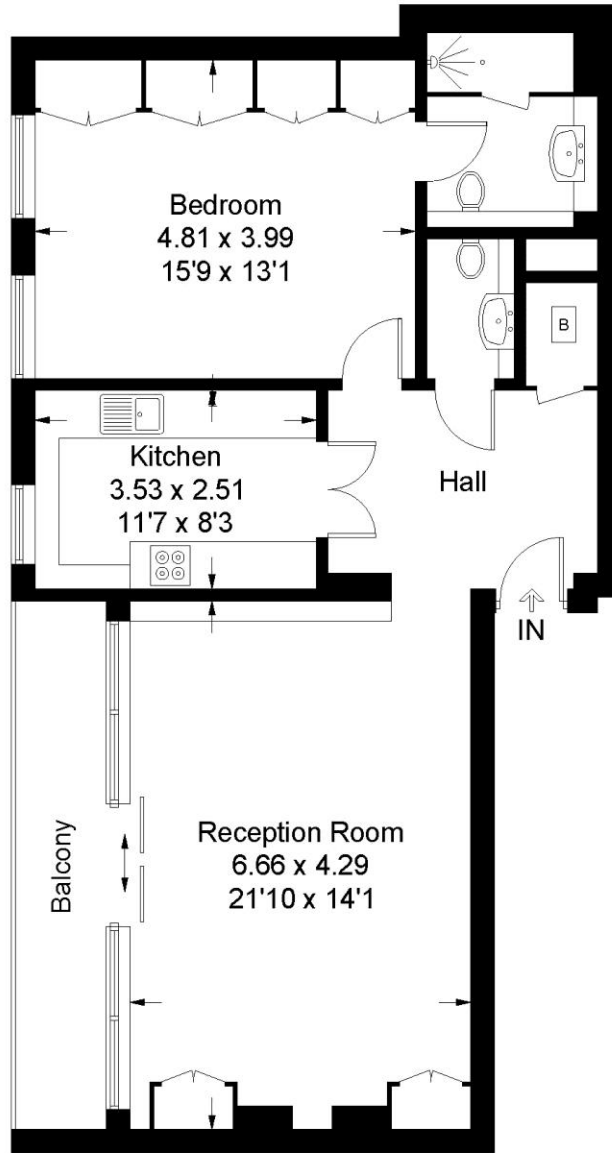




This spacious, leasehold apartment, which is positioned on the fourth floor, has a bright reception room leading onto a balcony with an awning and views across the Square gardens. Eaton Square is arguably the most famous residential location in Belgravia, with its beautiful white stucco fronted Grade II & Grade II\* Listed buildings and central gardens. The Square is ideally positioned for the excellent restaurants, shops and amenities on Elizabeth, Motcomb and Sloane Streets.

# Penthouse Apartment F, Eaton Square, SW1

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft



## Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID672548)

14/07/2022, 15:34

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

**Features and Facilities:**

Wide Entrance Hall: Principal Bedroom with En Suite Shower Room: Large Reception Room with Balcony and Awning: Kitchen: Guest WC: Lift: Caretaker: Use of Square Gardens.

**Tenure:**

Leasehold: From and including 17th December 2013 and expiring on the 24th December 2033 approximately 10 years remaining on the lease.

**Ground Rent:**

TBC

**Service Charge:**

TBC but in the region of £8,000 per annum.

**Price:**

£750,000 STC

**Video of Property:**

[https://youtu.be/5lp\\_YzPNTyA](https://youtu.be/5lp_YzPNTyA)

Details prepared 15th March 2023



  
THE GROSVENOR ESTATE  
WELCOME TO  
EATON SQUARE GARDENS  
Please observe the following rules—  
1 Access for registered keyholders only.  
2 Close the gates.  
3 Children under 10 must be accompanied by an adult.  
4 No ball games, bicycles or other noisy activities.  
5 Plants must not be picked.  
6 No dogs are allowed.

**Wellbelove  
Quested**

PROPERTY CONSULTANTS

020 7881 0880  
[Sales@wellbelove-quested.com](mailto:Sales@wellbelove-quested.com)  
Wellbelove-quested.com

Disclaimer These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.