



## Flat 6, 22 Eaton Square, Belgravia, London. SW1W 9DE

A rare opportunity to purchase an attractive 2 bedroom, 2 bathroom, penthouse. A rare opportunity to purchase an attractive 2 bedroom, 2 bathroom, penthouse level apartment in one of Thomas Cubitt's beautiful white stucco buildings on this prestigious and sought after private garden square.



**£975,000 Leasehold**

## PROPERTY DESCRIPTION

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A rare opportunity to purchase an attractive 2 bedroom, 2 bathroom, penthouse level apartment in one of Thomas Cubitt's beautiful white stucco buildings on this prestigious and sought after private garden square. Additional benefits include air conditioning, a lift in the building, an excellent team of porters and use of the lovely Eaton Square Gardens and Tennis Courts (annual fee payable). Eaton Square is a short stroll from Sloane Square, Sloane Street and the King's Road, with transport links at Victoria close by, and is also well located for all the amenities of Elizabeth Street. The flat is currently tenanted, making this a brilliant rental investment, vacant possession can be gained by serving 2 months notice from the date of exchange.

EPC - E, Council Tax (Westminster) - H, Service Charge - approx. £8,242.40 pa (22- 23), Ground Rent -- Peppercorn. Garden Fee -- approx. £600 (annually). Lease -- Expires 23/02/2044, so approx. 20 years remaining. Buildings and Terrorism Insurance (2022 - 23) approx. £3,156.56 pa.

## FEATURES

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- Penthouse
- Living / Dining Room
- Open Plan Kitchen
- Double bedroom with En Suite Bathroom
- 2nd Bedroom
- 2nd Bathroom
- Porters
- Lift
- Private garden square (fees apply)



ROOM DESCRIPTIONS



# FLOORPLAN & EPC



## Eaton Square, London, SW1W

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft

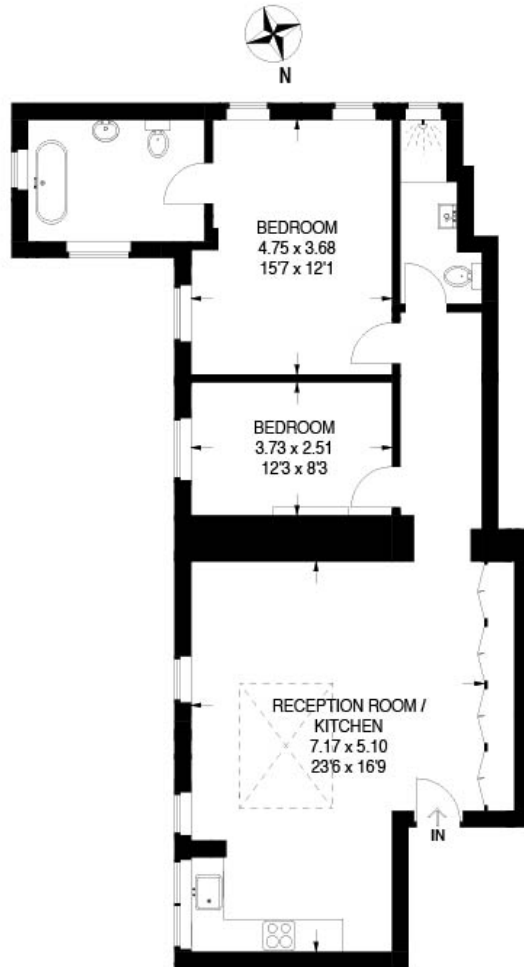


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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