

76 Eaton Place, London SW1



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A very well presented ground floor maisonette of some 1,430 sq ft (133 sq m) with an exceptionally voluminous ground floor double reception room. There is easy access to the southerly facing garden from the master bedroom and the lower hallway.

The apartment is situated towards the western end of Eaton Place and is therefore ideally located for the two Belgravia boutique shopping streets of Elizabeth and Motcomb Streets, with Knightsbridge and Sloane Square just a little further afield.

Accommodation

- Reception room
- Dining room
- Kitchen
- 2 Bedrooms
- En suite shower room
- Bathroom
- Garden
- Independent gas central heating
- Caretaker
- Use of Belgrave Square Gardens by separate arrangement

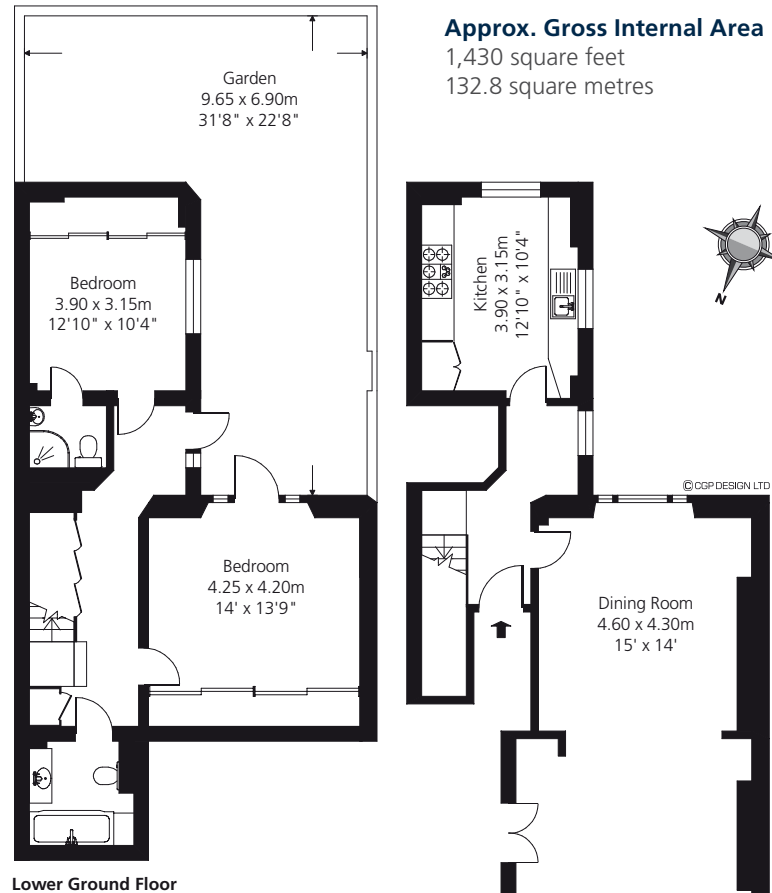
Local Authority

City of Westminster

Terms

Leasehold: Lease to 2021, therefore with approximately 11 years remaining.
Ground Rent: £100 per annum fixed for the term
Service Charge: The apartment contributes approximately 26.3% of the total outgoings. For year ending March 2010, the estimated contribution was £10,135. For year ending March 2011, the estimated cost will be £13,130 due to external repair and redecoration plans in 2011.
Price: On Application

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Approx. Gross Internal Area
 1,430 square feet
 132.8 square metres

