

ECCLESTON SQUARE

LONDON, SW1V

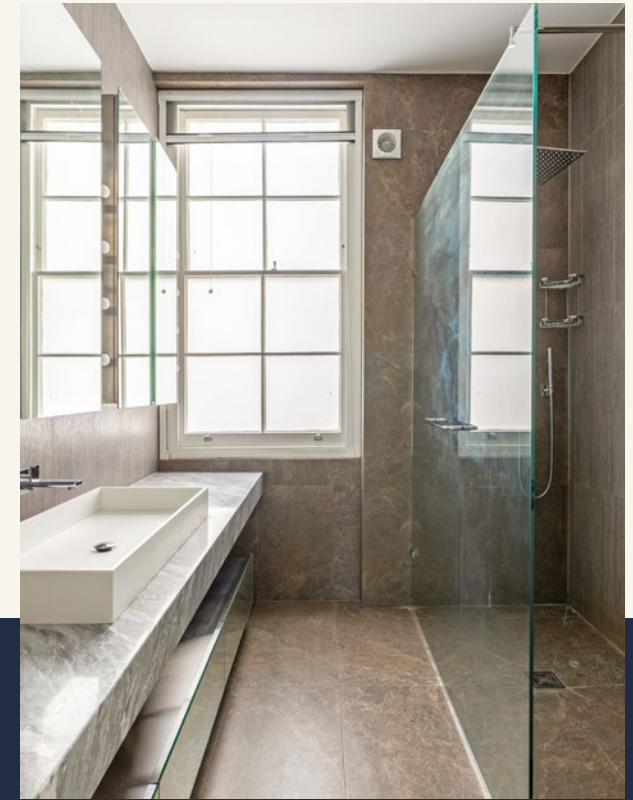




A grand and elegant three bedroom lateral apartment located on the first floor of a handsome Victorian period building in this sought after garden square with access to the beautiful private communal gardens (stc).

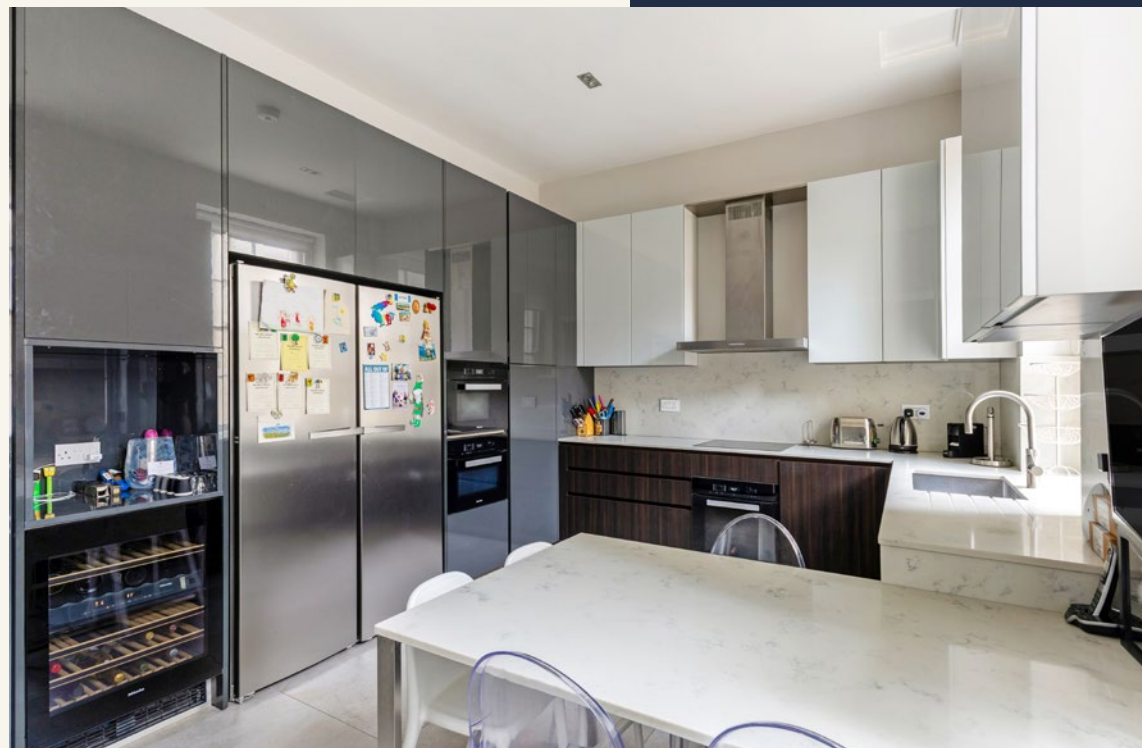
This exquisite property extends to 1,611 sq. ft, and exudes refined luxury and timeless elegance, offering generous proportions ideal for both entertaining and family living. High ceilings and charming period features further enhance the sense of space and grandeur throughout.





The accommodation comprises a spacious reception room with dedicated grand reception and dining areas, a southwest facing balcony and a separate, fully fitted kitchen. There are three bedrooms (two doubles and one single), two bathrooms (including a principal ensuite) and an additional guest WC.

Residents also benefit from access to the exclusive Eccleston Square Gardens, including the use of a private tennis court (stc).



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Approximate Areas

1,611 ft² / 149.7 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

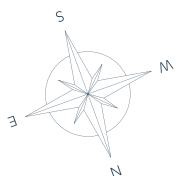
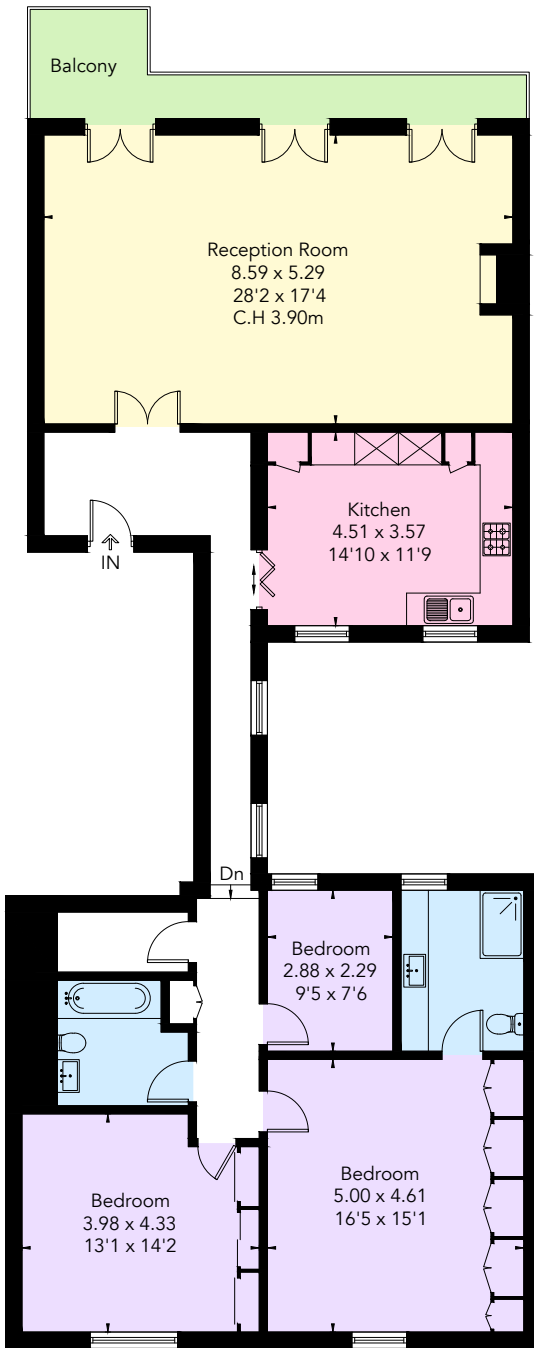
Rent Price: £1,846 per week
Deposit: Six weeks rent
Tenure: Part furnished, long let
Local Authority: Westminster
Council Tax: Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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First Floor

Disclaimer Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.