

EATON TERRACE

LONDON, SW1X

Situated in one of Belgravia's most desirable and sought after addresses, this charming Grade II Listed Freehold townhouse is offered for sale in immaculate condition.

With over 3,226sq ft of internal living space, the property has a welcoming entrance hall leading to a spacious and immaculate kitchen providing direct access to a balcony and private, west facing garden beyond.



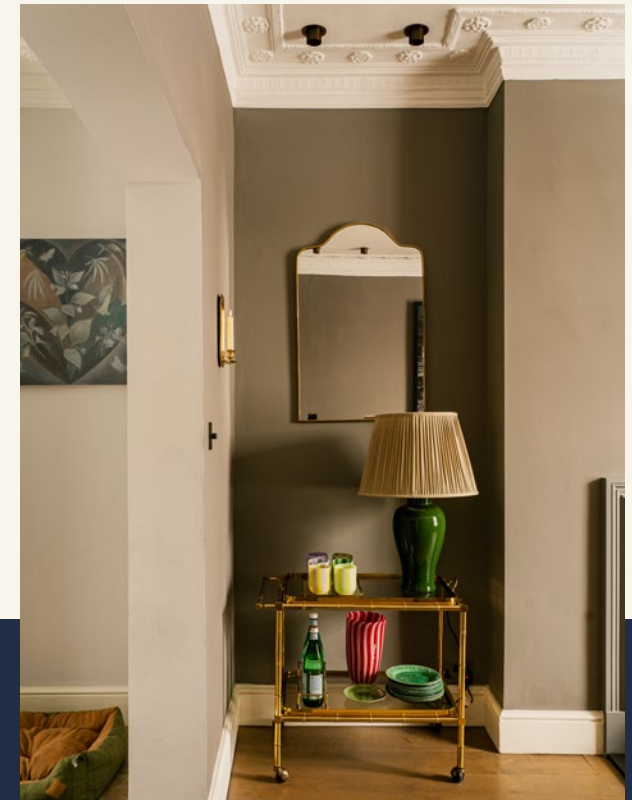


Whilst occupying a prime Belgravia address, the house lies within the Royal Borough of Kensington & Chelsea, which entitles the owners to an "RBKC" resident's parking permit and with additional guest accommodation alongside a family sitting room with direct access to the garden on the lower ground floor, this home represents a wonderful opportunity to purchase a recently refurbished, turn key family home.

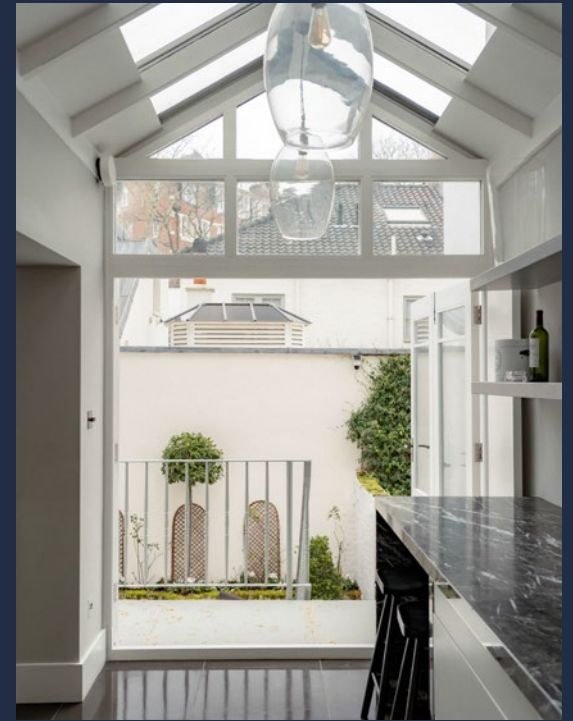
Eaton Terrace is perfectly located close to Sloane Square and the Kings Road, whilst both Elizabeth Street and Motcomb Street and Eccleston Yards, with its eclectic selection of eateries, boutique shops and fitness hubs are all in close proximity.

Nearby transport links include Victoria Mainline (Gatwick Express) and Victoria Underground Station (District, Circle and Victoria lines) being 0.4miles away and Sloane Square tube (District and Circle lines) is 0.3miles away.





A wonderful dining room on the ground floor alongside an elegant first floor reception room with floor to ceiling French windows, great volume and light ensure this home is perfectly suited for entertaining and family living.



This grand principal bedroom suite with separate dressing room occupies the entire first floor with full-width front balcony, whilst four further bedrooms and two bathrooms can be found on the upper floors.



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Approximate Internal Area

3,355 ft² / 312 m²

129 ft² / 12 m² – including limited use area,
outside storage and vaults

557 ft² / 52 m² – outside area

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.

Guide Price: £6,995,000

Tenure: Freehold

Local Authority: RBKC

Council Tax: Band H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	71 C
39-54	E		
21-38	F		
1-20	G		

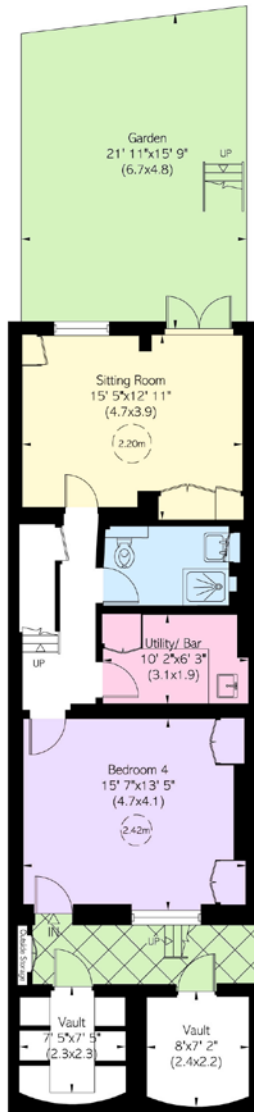
rightmove OnTheMarket ZOOPLA The Property Observer



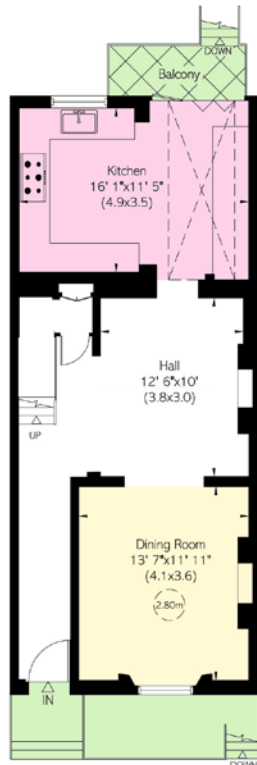
Tedworth Property

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www.tedworth.co.uk

Reduced head height below 1.5m



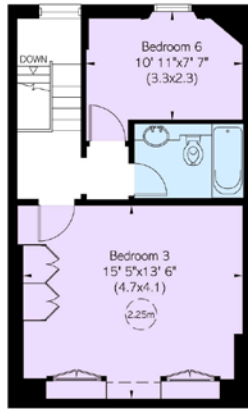
Lower Ground Floor



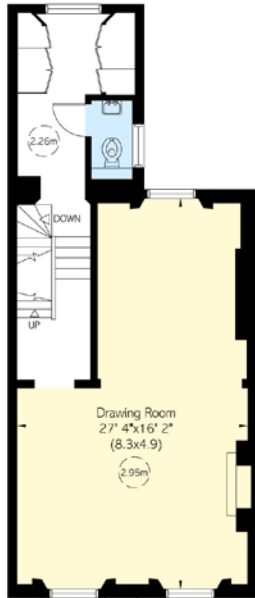
Raised Ground Floor



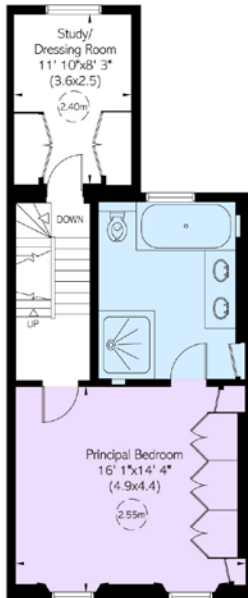
THIRD FLOOR



FOURTH FLOOR



First Floor



Second 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.