



EATON TERRACE | BELGRAVIA SW1W



A WONDERFUL FAMILY HOUSE WITH AN OUTSTANDING GARDEN, ROOF TERRACE AND A CHARMING FIRST FLOOR DRAWING ROOM, SITUATED ON A PRIME BELGRAVIA STREET, MOMENTS FROM SLOANE SQUARE.



Entered on the raised ground floor, there is an open plan dining room which easily seats 8, and well appointed kitchen. Leading out through the kitchen is a door to a terrace which offers views over the exceptional 50 ft private garden. On the first floor, there is a double drawing room with a westerly aspect, excellent proportions and full height windows which flood the room with natural light. On the half landing is an excellent study which offers the owner the ability to work from home in a secluded environment. On the second floor are two double bedrooms, both with built in storage, serviced by a shared bathroom. On the lower ground floor, there is a double bedroom towards the front with a central bathroom. Towards the rear are two further rooms, one used as a bedroom and another as an additional study, with there also being a guest cloakroom. The garden, extending to over 50 ft in length is accessed via the lower ground floor and really is of a remarkable size for a house in Belgravia.



Eaton Terrace is a sought after street within easy reach of the world class shops, bars and restaurants to be found in Belgravia, Chelsea and Knightsbridge. A number of schools are located in the immediate area. Sloane Square underground station (District and Circle Lines) is 0.2 miles away, Victoria Station (District, Circle, Victoria Lines and overground services) is 0.7 miles away.

ACCOMMODATION

Reception Room | Kitchen / Dining Room | Principal Bedroom | Three Further Bedrooms | Two Bathrooms | Guest Cloakroom | Two Studies | Terrace | Garden | Loft | EPC D

TERMS

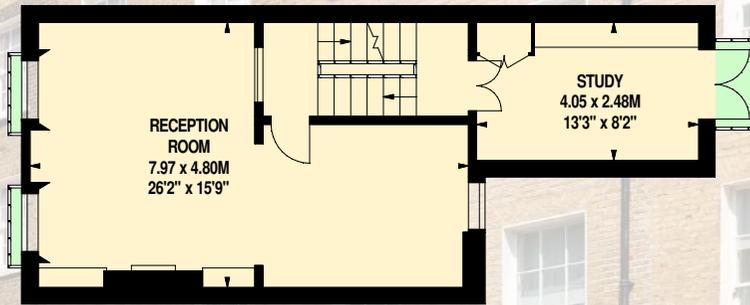
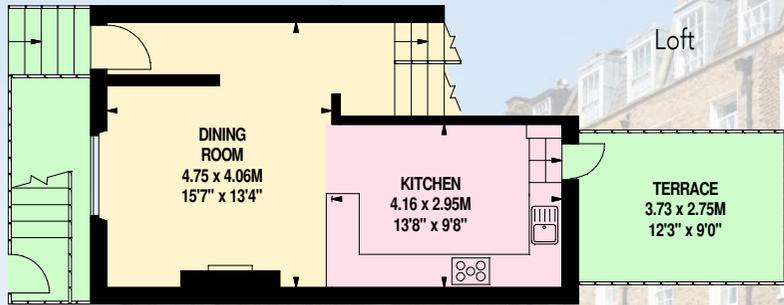
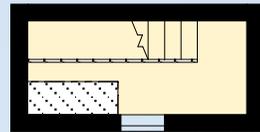
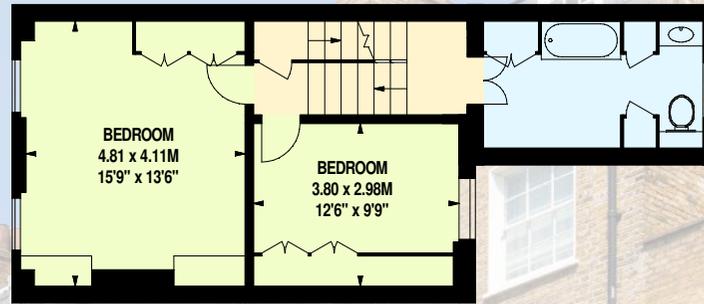
Asking Price £4,350,000 | Tenure Freehold | Local Authority City of Westminster



Key :

 Under 1.5m head height

APPROXIMATE GROSS INTERNAL AREA
2,250 SQUARE FEET / 209 SQUARE METRES
INCLUDING VAULT08 SQ FT / 10 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Maskells 

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.