

**FLAT H, 33 EATON SQUARE, LONDON SW1W 9DH**



This spacious, one bedroom penthouse apartment, positioned on the fourth floor, has a bright reception room leading on to balcony with views across the Square Gardens.

Eaton Square is arguably the most famous residential location in Belgravia, with its beautiful white stucco fronted Grade II & Grade II\* Listed buildings and Central Gardens. The Square is ideally positioned for the excellent restaurants, shops and amenities of Elizabeth, Motcomb and Sloane Streets.

Bedroom : En Suite Shower Room : Guest WC : Reception Room : Kitchen : Balcony :  
Caretaker : Lift : EPC Rating D

**£400,000 Subject To Contract**



## Terms and Conditions

**Tenure:** Leasehold, approx. 4.5 years remaining

**Service Charge:** TBC but in the region of £8,000 per annum.

**Price:** £400,000 Subject To Contract

**Viewing:** By appointment with Ames Belgravia  
Tel: 020 7730 1155

### Disclaimer

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A buyer should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the property redress scheme which we are a member of.



### EATON SQUARE, SW1

Approx. gross internal area 775 Sq Ft. / 72.0 Sq M

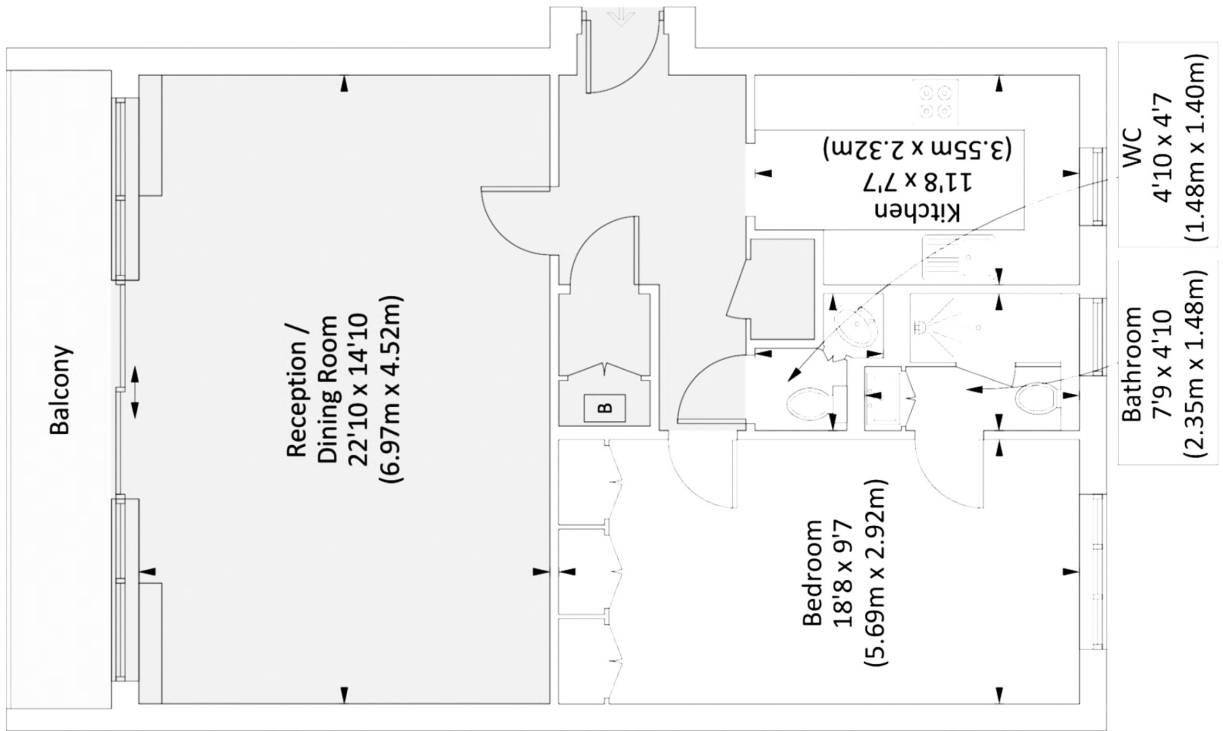


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID956138)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60