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Eaton Square SW1

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A bright unmodernised 3rd floor flat with high ceilings

The apartment is on the third floor of an imposing double-fronted white stucco terraced house with resident caretaker and lift. The property features a large reception room with three sash windows overlooking Eaton Square gardens. To the rear, with roof top views to the west, are two bedrooms, one with a balcony. There is a separate fully-fitted kitchen, a bathroom and a separate guest WC. The ceiling height is 10ft throughout. The property could now benefit from modernisation.

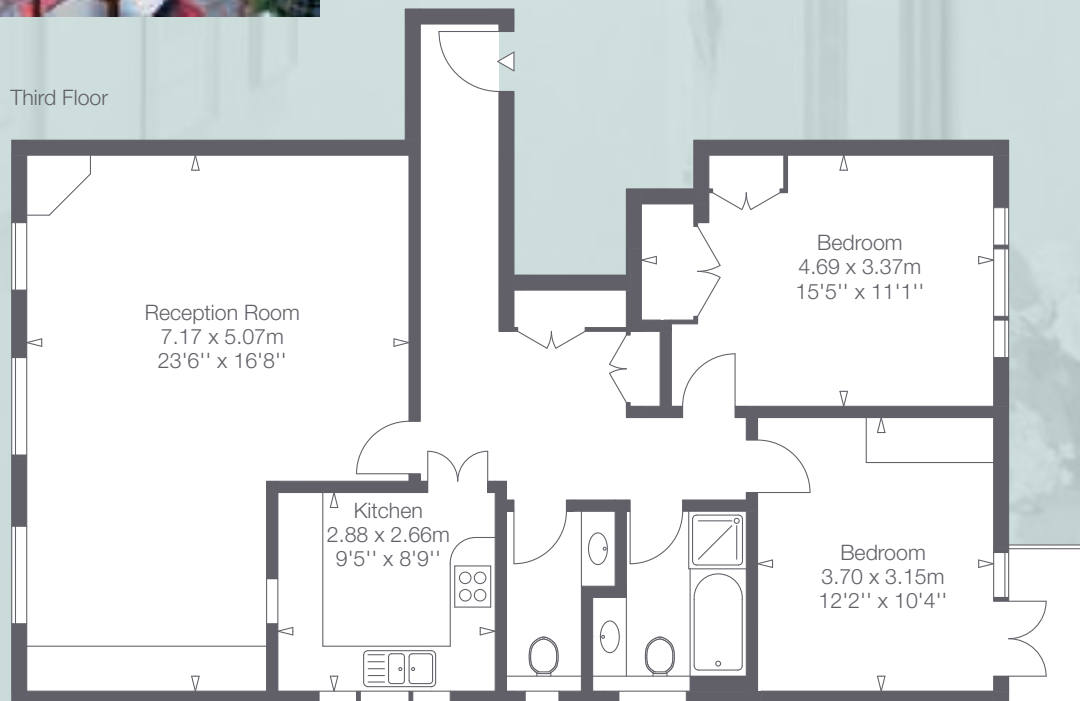
Accommodation

Entrance hall • Reception Room
Kitchen • 2 Bedrooms
Bathroom • WC • Balcony
Lift • Resident Caretaker

Terms

Tenure: Leasehold 43 years remaining
Ground rent: £5,600 per annum
Service charge: £6,740 per annum approximately
Price: £1,650,000 subject to contract

Third Floor



Approx. Gross Internal Area
969 sq feet/90 sq metres



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NB: We wish to advise prospective purchasers that these sales particulars are believed to be correct, but their accuracy is in no way guaranteed, nor do they form part of any contract. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Measurements are approximate. May 2007.

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