

Eaton Place

BELGRAVIA, SW1X 8AD

Kaye & Carey





**EATON PLACE
LONDON SW1**

Gross Internal Area: 141 Sq. metres
1522 Sq. feet



SECOND FLOOR

A beautifully presented apartment arranged laterally across the second floor of two part stucco fronted buildings in the heart of Belgravia.

The property has excellent entertaining space with a spacious reception leading to a decked balcony and a dining room open to a fully integrated kitchen with Miele appliances. There is a luxurious master suite of bedroom, dressing room and bathroom plus a further double bedroom with en suite shower room, a study and guest cloakroom.

MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE, FURTHER DOUBLE BEDROOM WITH EN SUITE SHOWER ROOM, STUDY, GUEST CLOAKROOM, RECEPTION ROOM, DINING ROOM, KITCHEN, BALCONY, LIFT, EPC – C

Rent: £1,845 pw

Long Let, Furnished

City of Westminster- Council Tax Band H

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the following charges and fees will be payable:

- A deposit, usually 5 weeks of the agreed rent
- Professional clean, payable by the Tenant at the end of the Tenancy and is dependent on the size and condition of the property (£150-£500 inc VAT)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Kaye & Carey

020 7590 0060

4 Yeoman's Row, Brompton Road, London SW3 2AH

lettings@kayeandcarey.co.uk

www.kayeandcarey.co.uk

Specialists in garden square property

Kaye & Carey, their clients and any joint agents give notice that: a) They have no authority to make or give any representations or warranties in relation to the property. b) These sales particulars do not constitute an offer or contract. c) Any areas, measurements or distances are approximate. d) The text, photographs and plans are not necessarily comprehensive and are for guidance only. e) It should not be assumed that the property has all necessary planning, building regulations or other consents. f) Kaye & Carey have not tested any services or appliances. g) Prospective purchasers must satisfy themselves by inspection or otherwise to the correctness of the information given. 270907. Brochure by the Capital Group 020 8671 5448