

FLAT 6

40-42 EATON PLACE

LONDON SW1



Arguably one of the finest apartments in Belgravia, this stunning maisonette occupies the top two floors of a laterally converted stucco-fronted building and provides just under 4,000 sq.ft of very well-planned and balanced accommodation.

The apartment features four bedroom suites and three generous reception rooms together with a fantastic family kitchen/breakfast room and a separate study. In addition it has the advantage of being air conditioned throughout, having direct lift access and unusually high ceilings for an upper maisonette.

It further benefits from the use of an incredible decked roof terrace (not demised) which is ideal for entertaining and which boasts breathtaking views of the London skyline.







Accommodation & Amenities

- Drawing Room
- Media/Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study
- Master Bedroom with en suite Bathroom & Dressing Room
- 3 further en suite Bedrooms
- Utility Room
- 2 Separate balconies
- Large Roof Terrace (not demised, but on separate licence)
- Direct Lift Access
- Air Conditioning throughout

Terms

Tenure: Expires 21/06/2126, therefore having 116 years remaining

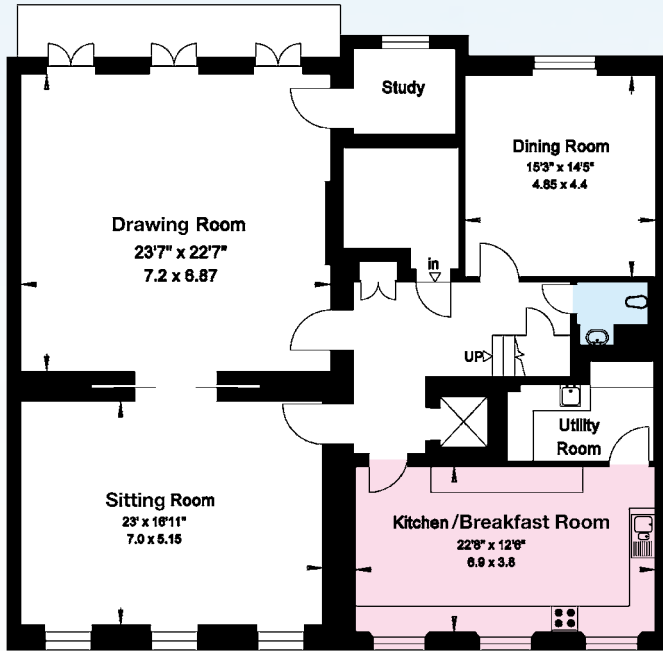
Ground Rent: Peppercorn

Service Charge: Approx £31,000 per annum

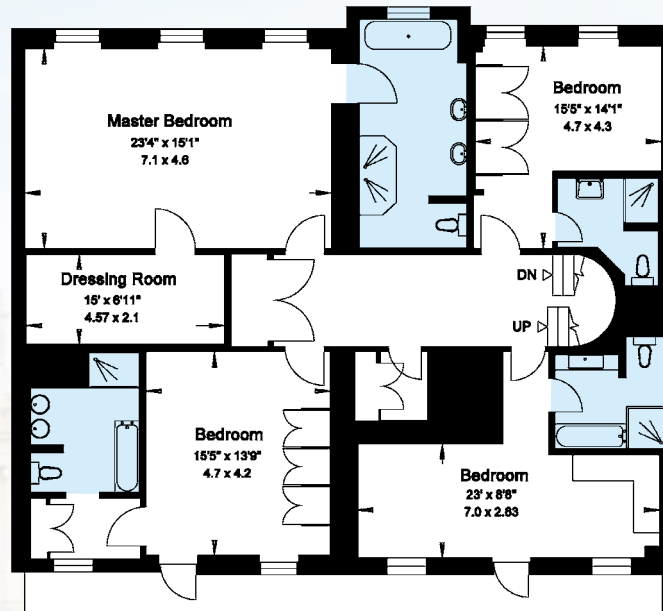
Price: £9,500,000



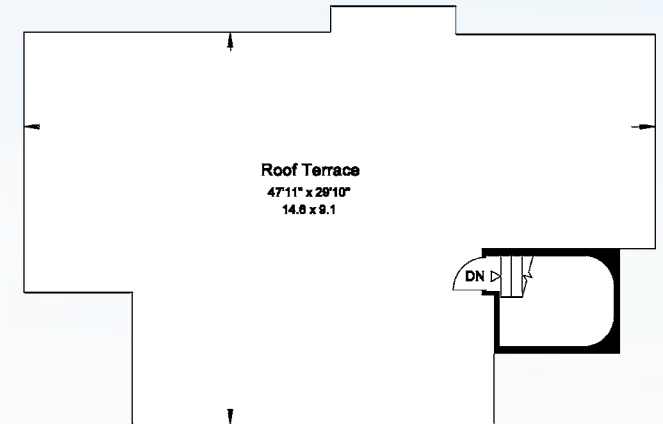
Approximate Gross Internal Area
360 Square Metres 3,885 Square Feet
(Excluding Lift and Communal Area)



Third Floor



Fourth Floor



Fifth Floor

| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|---|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

Viewing: Strictly by appointment with Savills and Knight Frank LLP.

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