

London SW1W

Flat F, 90 Eaton Square, Belgravia SW1W 9AG

- **A Well Located Leasehold Self-Contained Laterally Raised Ground Floor Flat within a Stucco Fronted Building**
 - Providing Six Bedroom Accommodation
 - Extending (GIA) to Approximately 315 sq m (3,391 sq ft)
 - Rarely Available
 - Favoured North Terrace of Square
- ### Vacant Possession



Residents Garden Square

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 a.m. – 10.00 a.m. (Ref WT).

Seller's Solicitor

Messrs Howard Kennedy.
Tel: 0203 755 6000.
Email: dan.langan@howardkennedy.com

VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 20 years from 25th March 1999 (thus having approximately 2 years and 9 months unexpired) at a current ground rent of £1,541.25 per quarter. A new 20 year lease is available subject to approval and separate negotiation from the Grosvenor Estate.

Location

Belgravia is a West London district, considered to be one of the wealthiest districts in the world and the only district which occupies both the Royal Borough of Kensington and Chelsea & Westminster City Council. Eaton Square is one of three garden squares built by the Grosvenor Family. The first terrace was laid out by Thomas Cubitt in 1827. The property itself is situated on the favoured North Terrace located between Lyall Street and Eccleston Street (B310). The local amenities of Elizabeth Street are to the south with Lowndes Street, West Halkin Street and Motcomb Street to the north. The extensive shopping facilities of King's Road are within easy reach to the south-west with Knightsbridge being to the north-east, which includes the world famous Harrods and Harvey Nichols. Access to Eaton Square Gardens is available upon receipt of an annual residential membership and Hyde Park is available to the north. Sloane Square Underground Station is within close proximity to the south-east. The A4 is within easy reach to the north and in turn provides access to the M25 Orbital Motorway.



Entrance Hall



Reception Room

Description

The property comprises a self-contained laterally converted raised ground floor flat situated within an attractive stucco fronted building arranged over lower ground, raised ground and four upper floors.

Accommodation

Two Reception Rooms, Six Bedrooms, Kitchen/Breakfast Room, Four Bathrooms (One En-Suite), Utility Room

Gross Internal Area Approximately 315 sq m (3,391 sq ft)



NB. The photograph is for identification only.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

