

EATON PLACE, BELGRAVIA, SW1

£2,200 per week

Bedrooms	3
Bathrooms	3
Furnished	Unfurnished
Availability	now
Outdoor Space	Roof Terrace
Parking	Residents Permit
Council Tax	Council Tax Band:H (Westminster City Council)

PENTHOUSE MAISONETTE WITH AMAZING VIEWS

A rare and unique opportunity to rent this stylish penthouse maisonette. The property nestles on the top two floors of an elegant period conversion in the heart of Belgravia with direct lift access and offering excellent entertaining space including a large drawing room with separate dining room, cloakroom, fully fitted kitchen with all machines. The 3 bedrooms are situated on the top floor and include a principal bedroom with a spacious en-suite bathroom, separate shower room, second double bedroom with an en-suite bathroom and a third smaller bedroom. The property benefits from a spectacular roof terrace which enjoys striking panoramic views over the London skyline. Further features include wooden floors, air-conditioning and integral audio-visual system. 1,748 sq.ft.



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Features

Entrance Hall, 2 Reception Rooms, Kitchen, 2 Double Bedrooms, Single Bedroom, 2 En-Suite Bathrooms, Shower Room, Guest Cloakroom, Rooftop Terrace, Direct Lift Access, Internal Staircase, Air Conditioning, Integrated Audio-Visual System.



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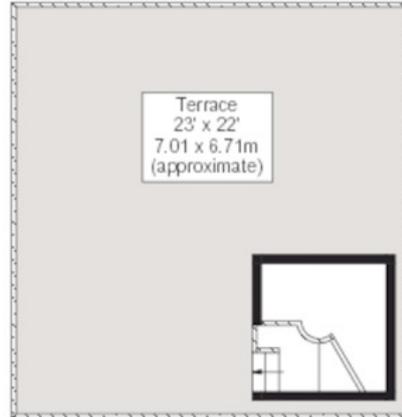
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Penthouse, Eaton Place

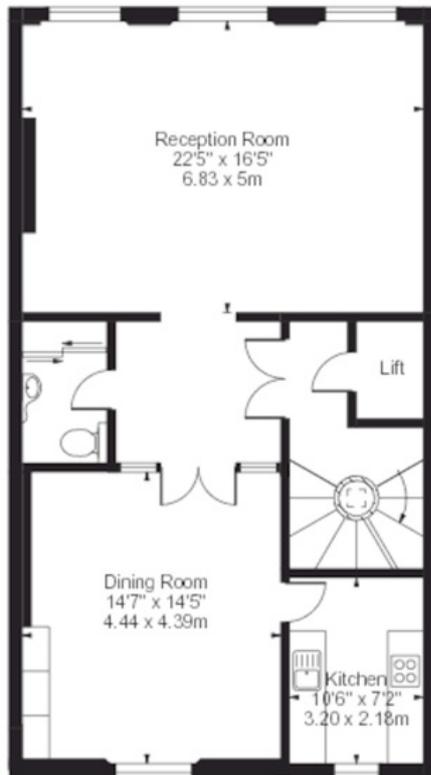
Approx. Gross Internal Area 1748 Sq Ft - 162.39 Sq M
(Including Lift Area)



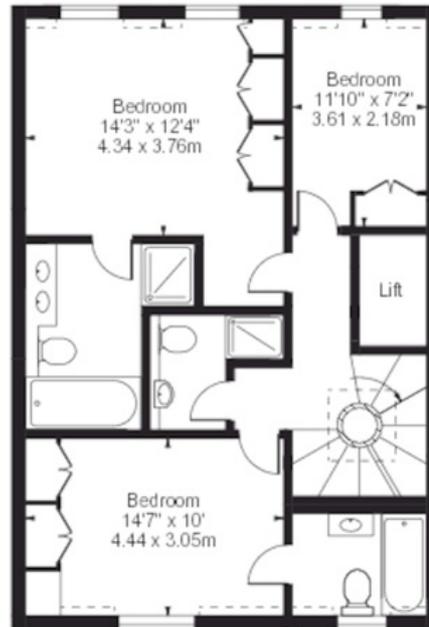
Third Floor Entrance



Terrace
23' x 22'
7.01 x 6.71m
(approximate)



Fourth Floor



Fifth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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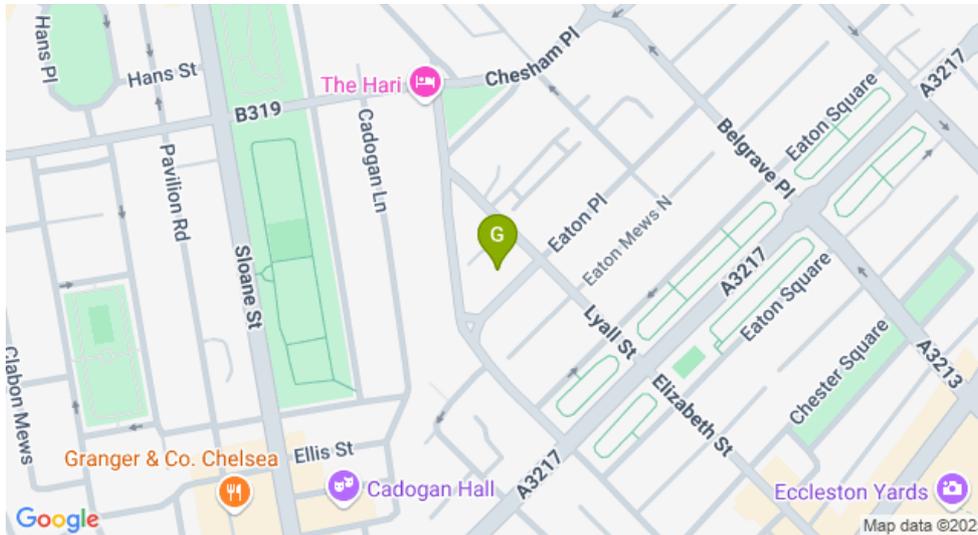


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Vary energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Vary environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	69	75	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



INFORMATION FOR TENANTS

After an offer is accepted by the Landlord, which is subject to contract and acceptable references, the first rent and a deposit are payable in advance. Any rent advertised is pure rent.

IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.



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