

EATON PLACE, London, SW1X

£3,250 pw



Full Description

Stunning and bright ground-floor maisonette in a white stucco period building in the heart of Belgravia with beautiful high ceilings, perfect for entertaining with air conditioning, hardwood flooring throughout, and a spectacular conservatory that opens out to a private garden. 2427 sq ft. UNFURNISHED

The property features a spacious and well-proportioned double reception room, incorporating a sitting and dining area ideal for day-to-day living. A separate, fully fitted eat-in kitchen is discreetly positioned off the main living space, finished with contemporary cabinetry and integrated appliances. Accommodation comprises a principal bedroom suite with extensive fitted wardrobes, en-suite bathroom and direct access to the conservatory and private terrace. There are two further double bedrooms, both generously sized and each with fitted wardrobes and en-suite bathrooms, providing excellent flexibility for family living, guests, or staff. Located on Eaton Place, the apartment enjoys a quiet yet highly convenient position, within close proximity to the boutiques, restaurants and transport links of Sloane Square and Knightsbridge, as well as the open green spaces of Hyde Park.

Additional Information

Council Tax band: H

Features

- 3 Bedrooms
- 3 Bathrooms
- Guest Shower Room
- Reception Room
- Dining Room
- Conservatory
- Fitted Kitchen
- Private Patio Garden
- Air Conditioning
- Westminster Council Tax Band H - £2095 per annum based on 2 people or more

Contact Us

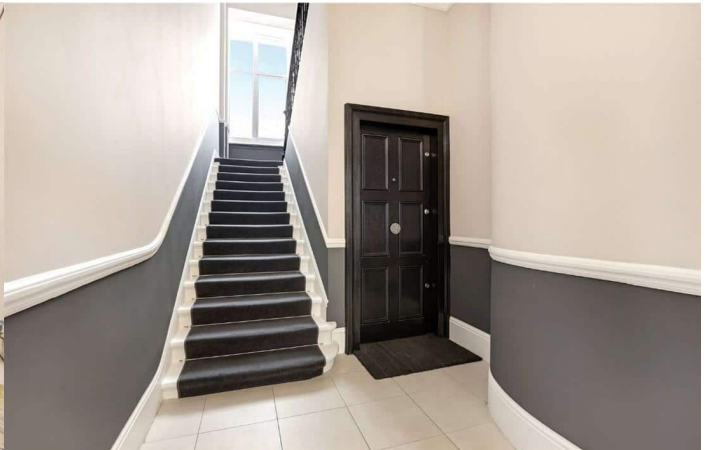
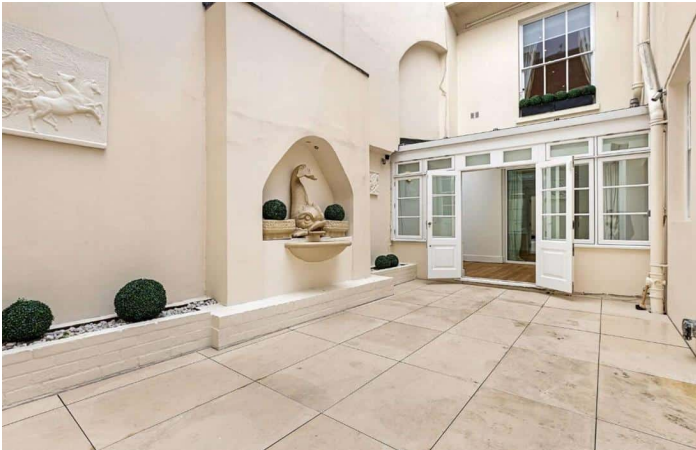
Plaza Estates

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Energy Performance Certificate

Flat 1, 80 Eaton Place, LONDON, SW1X 8AU

Dwelling type: Basement flat

Date of assessment: 12 August 2019

Date of certificate: 13 August 2019

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 5,001

Over 3 years you could save

£ 2,136

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 554 over 3 years	£ 365 over 3 years	
Heating	£ 3,933 over 3 years	£ 2,082 over 3 years	
Hot Water	£ 414 over 3 years	£ 417 over 3 years	
Totals	£ 5,001	£ 2,865	You could save £ 2,136 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient • Lower running costs	Current	Potential	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.
(82 plus) A			
(69-81) B			
(55-68) C			
(39-54) D			
(29-38) E			
(13-28) F			
(1-12) G			
Not energy efficient • Higher running costs			

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is Band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£50 - £1,000	£ 393
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,052
3 Draught proofing	£90 - £120	£ 114

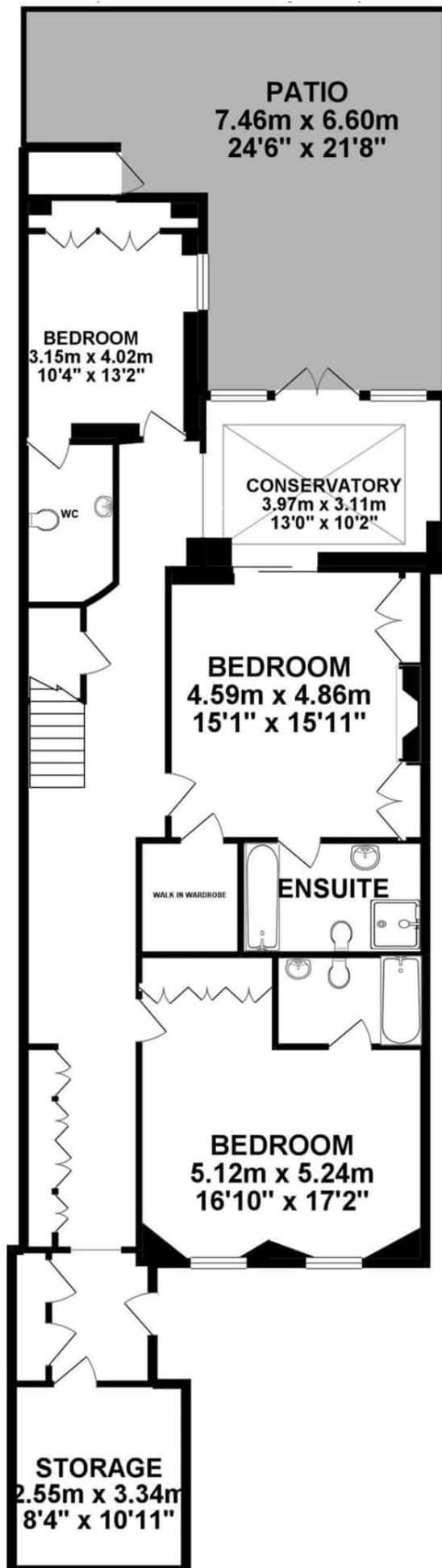
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444222. The Green Deal may enable you to make your home warmer and cheaper to run.

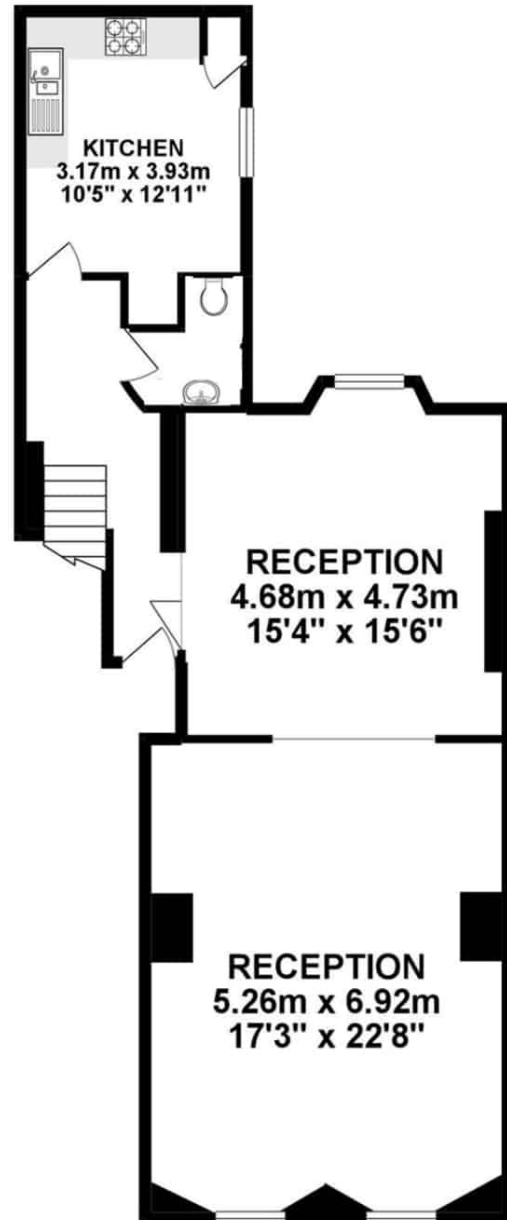


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TOTAL FLOOR AREA : 225.51 sq. m. (2427.40 sq. ft.) approx.



Lower Ground Floor
1521.84 sq ft / 141.38 sq m



Upper Ground Floor
905.56 sq ft / 84.13 sq m

