

# ROKSTONE



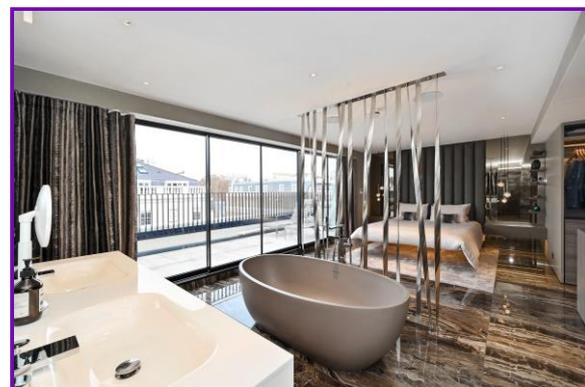
## Eaton Place, Belgravia SW1X

We have pleasure in presenting an exceptional open plan contemporary penthouse apartment in a traditional stucco house in the heart of London. Eaton Place, one of the grandest streets in Belgravia has some very large houses, almost as large as those in Eaton Square itself. Where Eaton square has a major arterial road running right through the middle, Eaton Place is quiet and tranquil, but within easy reach of the busier Knightsbridge and Mayfair clubs, restaurants and shopping areas.

Situated on the Third & Fourth Floors of one of the widest houses in the street, the apartment has recently been stripped back to the bare bricks and rafters, following all the planning and listed building rules and regulations to create a sumptuously luxurious home designed for modern day living. Features include; Bluetooth door entry system accessible on your smart phone from anywhere in the world, lift control linked to the door entry system with the lift coming directly into the apartment, air conditioning and underfloor heating throughout, smart lighting control, sound system throughout, the latest Miele and Gaggenau smart kitchen and utility appliances and an alarm system.

The lift brings you in to an open plan living, kitchen and dining space, ideal for entertaining or simply chilling out in. The rich textures and fine finishes add to the sense of harmony provided by the clean lines and well thought out living space. There is a generous guest toilet off the lounge and a separate utility room on the half landing below, out of the way. Upstairs, the master suite occupies the whole of the front of the building with a beautiful private terrace overlooking the very elegant Eaton Place. Two further double bedroom en-suites complete the apartment, making this the perfect retreat from the bustle of London life.

**Price £8,500,000**



5 Dorset Street London W1U 6QJ

Tel: 020 7580 2030 | Email: [enquiries@rokstone.com](mailto:enquiries@rokstone.com)

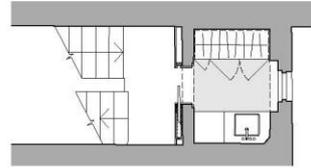
<https://www.rokstone.com>

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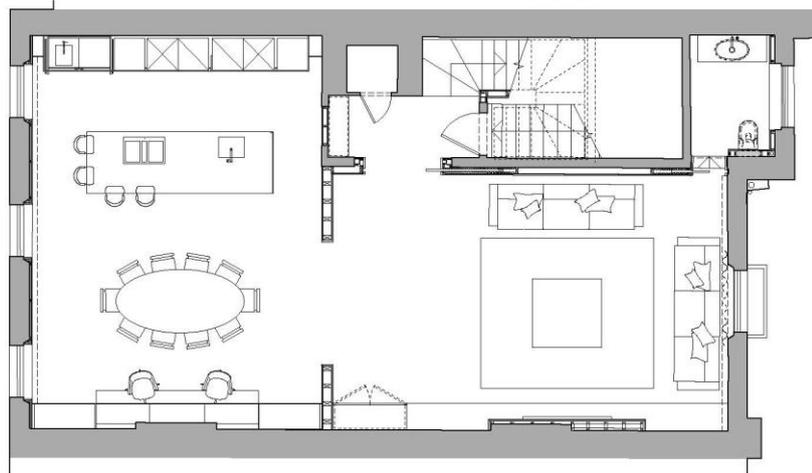
## Penthouse

Eaton Place

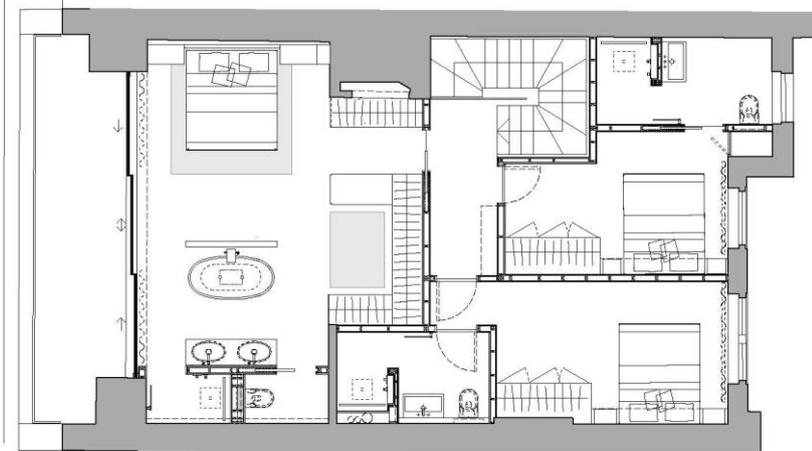
Approx. Gross Internal Area 2041 Sq Ft - 189.62 Sq M  
 Approx. Gross External Area 156 Sq Ft - 14.49 Sq M  
 (Of Balcony)



2ND FLOOR HALF LANDING  
UTILITIES



3RD FLOOR PLAN



4TH FLOOR PLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 Plus)		83
	B (81-91)		
	C (69-80)	75	
	D (55-68)		
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC

## Terms

Local Authority: Westminster City Council

Tenure: Leasehold

Lease: 103

Service Charge: £3,421.88 Quarter Yearly

Ground Rent: £31.25 Quarter Yearly

Reserve Fund: £2,500.00 Quarter Yearly

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