

## Eaton Place Belgravia SW1X 8BX



**£2,850 per week  
Furnished**

A superb 3rd and 4th floor PENTHOUSE APARTMENT with direct lift access in a stucco fronted period building ideally located for the facilities of Knightsbridge, Belgravia and Sloane Square and all the well known shops and restaurants of the Kings Road. There are two double bedroom suites with good sized bathrooms each having a bath and a shower, and a further bedroom/study, large reception room with a separate dining area and a well fitted kitchen. The apartment benefits from mood lighting and a Sonos wireless sound system. The rent includes all utilities including Sky but not telephone charges.

- 2 double bedroom suites
- Spacious reception room
- Well equipped kitchen
- Sonos sound system
- EER Band C
- Study/third bedroom
- Dining room
- Direct lift access
- Excellent Belgravia location
- 1981 sq ft / 184 sq m approx.

020 7581 3253

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**FLAT 4,  
41 EATON PLACE, SW1**

APPROX. GROSS INTERNAL AREA \*  
1961 Ft<sup>2</sup> - 184.03 M<sup>2</sup>

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE  
\* As Defined byRICS - Code of Measuring Practice



THIRD FLOOR



FOURTH FLOOR

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## Tenancy Fees and charges:

- Tenancy Agreement charge: £210 inc VAT
- Reference charge: £36 inc VAT per person
- Guarantor charge: £36 inc VAT per guarantor
- Tenancy renewal fee: £108 inc VAT
- Inventory check in charge: Landlord pays.
- Inventory check out charge: From £100 (inclusive of VAT) but dependent on size, furnished or unfurnished, and condition.
- Deposit: Normally equivalent to 6 weeks rent.
- Pets: Typically would be subject to an additional 2 weeks rent for the deposit.
- Credit card charges: 3% for credit cards, no charge for debit cards.

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