



## ECCLESTON SQUARE, UK, SW1V

£1,375,000

SHARE OF FREEHOLD

### At a glance...

- c.1361 Square Feet
- Raised Ground Floor
- Requires Some Modernisation
- Garden Square Access
- Grand Ceiling Height
- Council Tax Band: F

**Winkworth**

for every step...



EPC Exempt

**ECCLESTON SQUARE, UK,  
SW1V**

£1,375,000

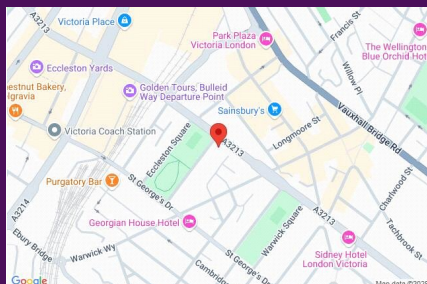
SHARE OF FREEHOLD

The flat offers some 1361 sq ft, mostly over the ground floor but with one of the bedrooms and bathrooms on the upper floor.

The stand out feature of the accommodation is the reception room which is just shy of 7 metres wide, with two large sash windows overlooking the square and with incredible 3.7m high ceilings. The fantastic original cornicing looks to still be in place and, with not too much work, this room could be transformed into a grand and handsome room for entertaining guests.

The rest of the flat comprises two great bedrooms, the ground floor bedroom with similar ceiling heights to the reception room, and the upper bedroom having a walk-in wardrobe/dressing area and ensuite bathroom, plus a further family bathroom and large eat-in kitchen.

74 Eccleston Square is a Grade II listed corner building within a short walk of Victoria Station and the amenities of Belgravia.



winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fireplaces.

**Eccleston Square, SW1**



Approx. Gross Internal Area  
1361 Sq Ft - 126.44 Sq M



For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



**Pimlico & Westminster**

020 7828 1786

pimlico@winkworth.co.uk

winkworth.co.uk/pimlico-westminster



for every step...