

# 12 Eaton Mews



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### Two bedroom apartment

This spacious apartment is located on the top floor of Eaton Mews and benefits from a dual aspect. The bespoke Neptune kitchen leads into the open plan living space which has a south facing Juliet balcony. In addition, it features a bookcase and ample storage with built in cupboard. The main bedroom has an en suite shower room and there is a second double bedroom and separate family bathroom.

Eaton Mews is located next to the Audley Club with its pool, gym, hair salon and treatment rooms.

#### Property specifications:

- Two double bedrooms, including en suite shower room and separate bathroom
- Main bedroom has additional built-in wardrobes
- Modern Neptune kitchen with integrated appliances
- Large living room with feature imitation fireplace, bookcase and built-in storage
- South facing Juliet balcony

**Price £575,000** (other fees apply)

Monthly management fee £1055.43

Bistro credit £77.96

Annual Ground rent £500

Council Tax Band: F

Viewing by appointment with the sales office.



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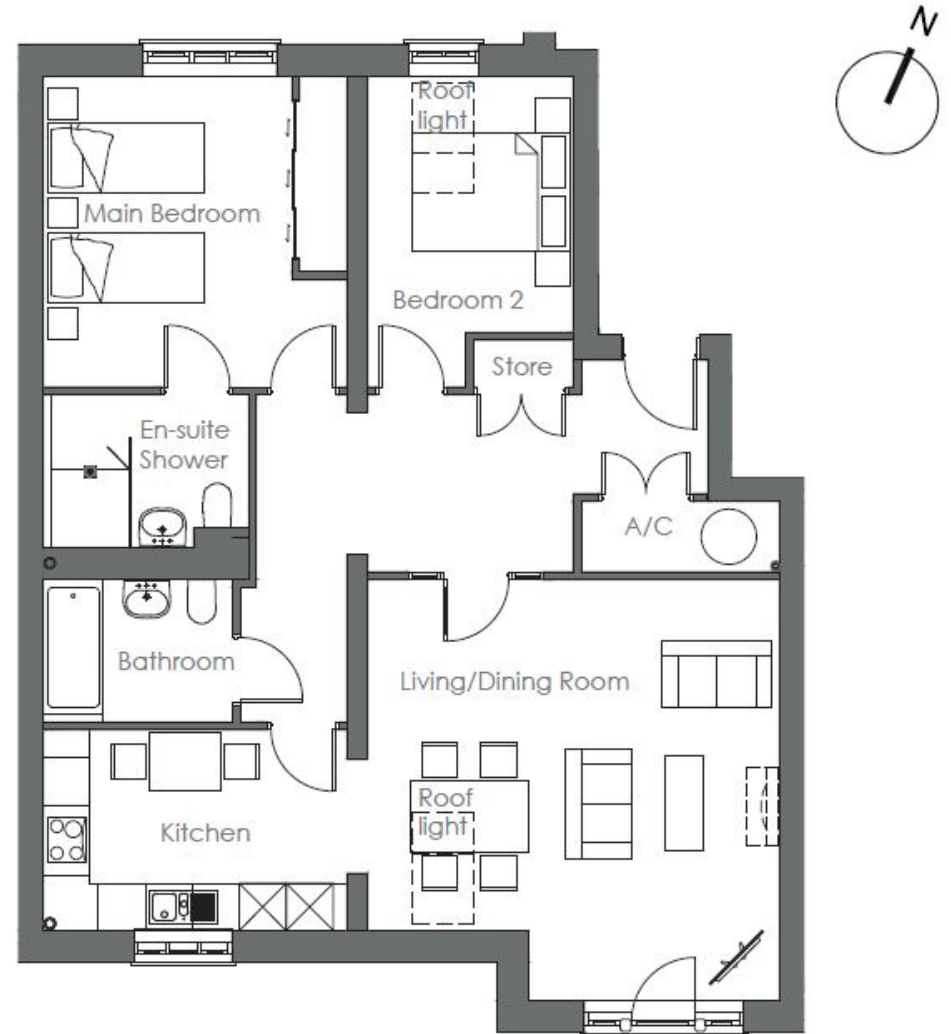
## Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining room	5.36 x 5.24	17'7" x 17'2"
Kitchen	3.87 x 2.56	12'8" x 8'5"
Main Bedroom	3.96 x 3.86	13' x 12'8"
Bedroom Two	3.96 x 2.63	13' x 8'7"

Total 1,012 Sq. ft.

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83   B	83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. March 2024

