



# THE CLOISTER

Eaton Square, Belgravia  
£8,250 pw + security deposit



Elegant 3-Bedroom, 3-Bathroom Residence in Belgravia's Prestigious Eaton Square

## The Cloister

106 Great Portland Street, London, W1W 6PF  
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This stunning fully furnished residence in the heart of Belgravia offers a rare opportunity for refined city living. Located in the prestigious Eaton Square, this spacious property boasts three bedrooms, two with their own en-suite bathrooms.

The residence exudes timeless elegance, with high-quality furnishings complementing the classic architectural details. The reception area provides a gracious space for entertaining, featuring large windows that flood the room with natural light and offer views of the tree-lined square.

The well-appointed kitchen is equipped with modern appliances and ample storage, making it a delightful space for culinary endeavors. Additionally, residents can enjoy the convenience of a separate utility room.

Eaton Square itself is renowned for its tranquility and charm, offering a peaceful retreat from the hustle and bustle of city life. The property's prime location provides easy access to the amenities and cultural attractions of Belgravia, including upscale boutiques, fine dining establishments, and beautiful green spaces.

#### Key Features:

- 3 Bedrooms with 2 En-suite Bathrooms
- Fully Furnished- Elegant Reception Area
- Modern Kitchen with Utility Room
- Prime Location in Eaton Square, Belgravia

Arrange a viewing today and experience the epitome of luxury living in one of London's most coveted addresses.

Certificate Number : \*EXEMPTION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	0	0

[https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/\\*EXEMPTION](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/*EXEMPTION)

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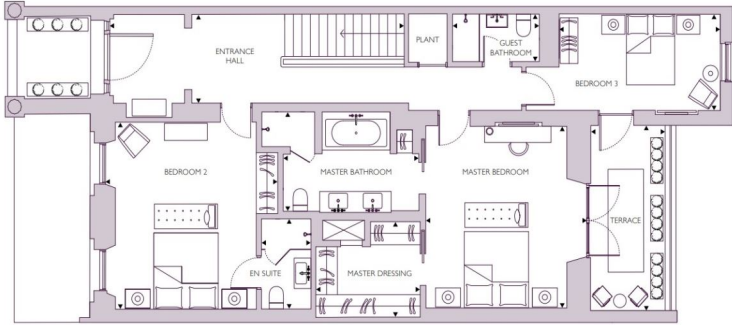




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GROUND FLOOR



- |   |  |  |   |   |
|---|--|--|---|---|
| 1. ENTRANCE HALL<br>26'10" x 7'7"<br>8.19m x 2.30m  | 3. MASTER BATHROOM<br>12'7" x 8'10"<br>3.84m x 2.49m | 5. BEDROOM 2<br>15'7" x 16'1"<br>4.76m x 4.91m | 7. BEDROOM 3<br>15'0" x 8'3"<br>4.58m x 2.51m     | 9. TERRACE<br>7'8" x 15'9"<br>2.34m x 4.81m |
| 2. MASTER BEDROOM<br>14'9" x 15'8"<br>4.50m x 4.78m | 4. MASTER DRESSING<br>9'5" x 7'10"<br>2.87m x 2.39m  | 6. EN SUITE<br>4'8" x 7'7"<br>1.41m x 2.32m    | 8. GUEST BATHROOM<br>7'3" x 4'0"<br>2.22m x 1.23m |   |



## The Cloister

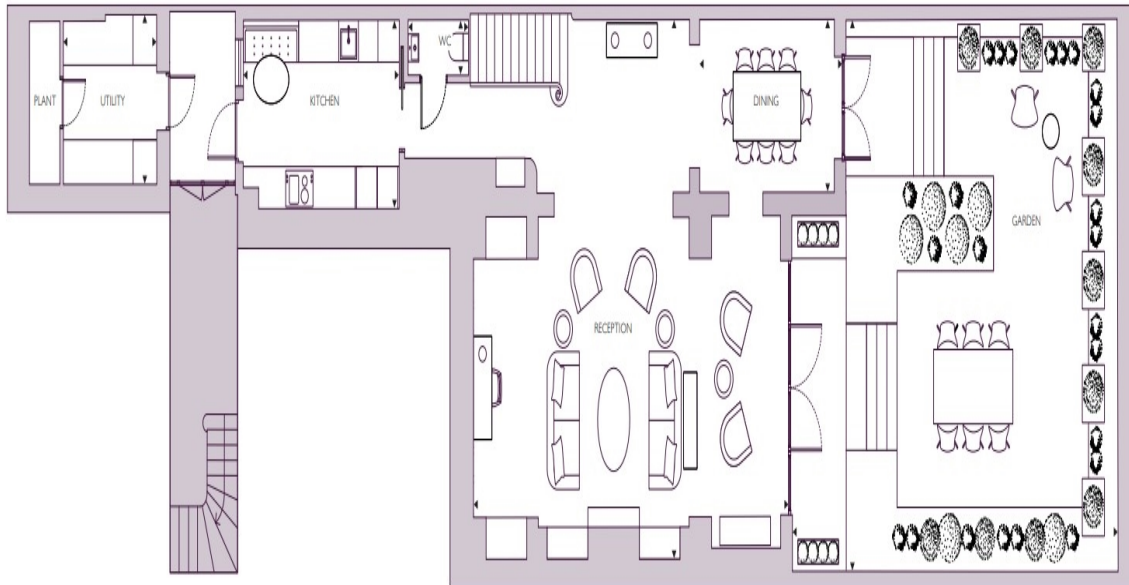
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LOWER GROUND FLOOR



1. RECEPTION 30'4" x 25'5" 9.24m x 7.74m	3. KITCHEN 14'10" x 8'9" 4.51m x 2.66m	5. UTILITY 8'7" x 6'9" 2.62m x 2.05m
2. DINING 13'7" x 8'0" 4.15m x 2.44m	4. WC 5'9" x 2'9" 1.75m x 0.85m	6. GARDEN 31'5" x 26'7" 9.58m x 8.09m

## Important Notices:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by The Cloister in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither The Cloister nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s), lessor(s) or landlord(s). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer, lessee or tenant must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars are excl

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