



# ECCLESTON STREET

BELGRAVIA,  
SW1W

40 Eaton Terrace  
Belgravia, London  
SW1W 8TS

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ECCCL

NST

SW1W

## TABLE OF CONTENTS

HOME FEATURES	1
RECEPTION & DINING ROOM	2
KITCHEN	3
BEDROOMS & BATHROOMS	4-5
ADDITIONAL FEATURES	6
FLOOR PLANS	7
LOCAL AMENITIES	8-9
CONTACT	10



First Floor Reception

# HOME FEATURES & SPECIFICATIONS

A stunning family residence spanning around 3,777 square feet, exquisitely showcased with five double bedrooms.

This meticulously designed property spans multiple floors, offering exceptional features and attention to detail. The ground floor boasts a spacious and well-appointed kitchen/dining area, serving as the heart of the home.

**5 BEDROOMS**

**5 BATHROOMS**

**2 RECEPTIONS**

**DINING ROOM**

**UTILITY ROOM**

**MEDIA ROOM**

**PATIO**

**BALCONY**

**AIR  
CONDITIONING**

**GUIDE PRICE**  
£6,950,000 STC

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX**  
Band H, £1,728.26 for 22-23

# RECEPTION & DINING ROOM

The first floor is dedicated to an exquisite double reception room, boasting grand proportions, high ceilings, and an abundance of natural light. The full-height glazed elevation to the west provides stunning garden views, further enhancing the overall ambiance.



Ground Floor Reception/Dining



Ground Floor Reception



Ground Floor Dining Room

# KITCHEN/ BREAKFAST ROOM

The Dining Room seamlessly transitions into a spacious and contemporary kitchen/breakfast room complete with modern appliances, an abundance of natural light and high end finishes. As you move through this thoughtfully designed space, it opens up onto an inviting, private and well maintained patio; all in all the perfect space for hosting friends and family.



Ground Floor Kitchen/Breakfast Room



Principal Bedroom Suite



Principal Bedroom En- Suite

## BEDROOMS & BATHROOMS

The second floor presents a luxurious principal bedroom suite with a spacious and stylish en-suite bathroom, while the third floor offers two double bedrooms sharing a family bathroom. The top floor features an additional double bedroom with a secluded roof terrace/balcony.



Third Floor Bedroom



Fourth Floor Bedroom



Third Floor Bedroom



MEDIA ROOM/GYM



## ADDITIONAL FEATURES



PATIO

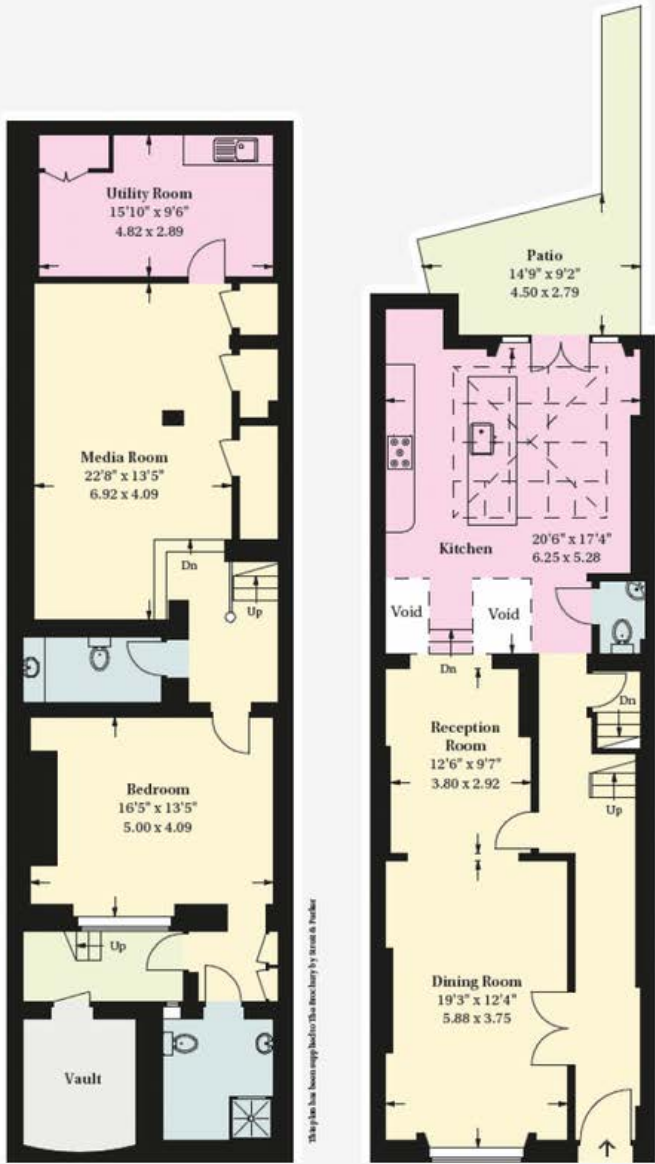


## VIRTUAL MATTERPORT TOUR

To view a full walk through of the entire house copy the link below;

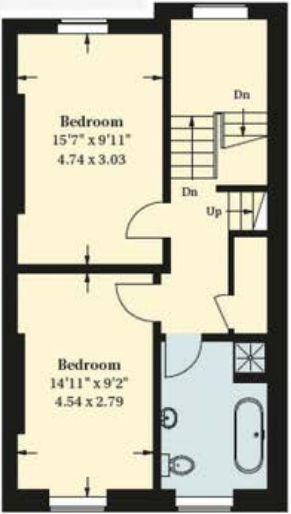
<https://my.matterport.com/show/?m=VPinCYMszsw>

# FLOOR PLANS



Lower Ground Floor

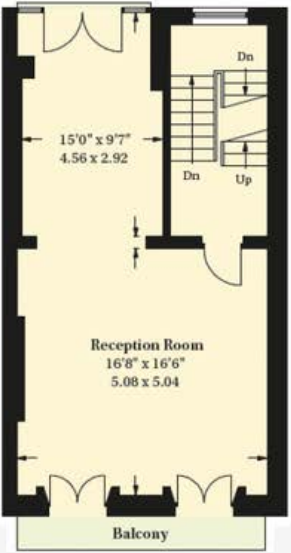
Ground Floor



Third Floor



Fourth Floor



First Floor



Second Floor

## APPROXIMATE GROSS INTERNAL AREA

3627 sq ft / 337 sq m  
(Excluding Eaves / Reduced Headroom / Void)

### VAULT

64 sq ft / 6 sq m  
(Approx)

### EAVES / REDUCED HEADROOM

86 sq ft / 8 sq m

### TOTAL

3777 sq ft / 351 sq m

## EPC RATING

D

Certificate No.

[8005-3827-9022-1907-0303](https://www.gov.uk/government/organisations/energy-efficiency-trading-scheme)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

# FIND CAFE'S, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find Elizabeth Street, known for its charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

Eccleston Street is eligible upon application for access to Belgrave Square gardens and Burton Court, both of which have tennis courts. Battersea Park is just across the river and St. James' Park and Green Park are also nearby.

## RESTAURANTS

### OLIVETO

61 Elizabeth St  
SW1W 9PP

### THOMAS CUBITT

44 Elizabeth St  
SW1W 9PA

## GROCERIES

### BAYLEY & SAGE

141 Ebury St  
SW1W 9QW

### WAITROSE

27 Motcomb St  
SW1X 8GG

## CAFES & BAKERIES

### TOM TOM

114 Ebury St,  
SW1W 9QD

### POILANE

46 Elizabeth St,  
SW1W 9PA

## SCHOOLS

### EATON SQUARE SCHOOL

55-57 Eccleston Square,  
SW1V 1PH

### FRANCIS HOLLAND

39 Graham Terrace  
SW1W 8JF

## SHOPPING

### ELIZABETH STREET

270 yards

### KINGS ROAD

30.9 miles

## TRANSPORT LINKS

### VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

### SLOANE SQUARE

District & Circle Lines



📍 ELIZABETH STREET





Details Prepared January 2024

## GET IN TOUCH

### CONTACT INFORMATION

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