



EATON SQUARE,  
BELGRAVIA, SW1W

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## HOME FEATURES & SPECIFICATIONS

An elegant and well presented raised ground and garden apartment, with its own front door and columned portico located in this prime central London Belgravia Garden square, with south facing terrace overlooking its own private garden. There is also access to the private gardens of Eaton Square.

**3 BEDROOMS**

**3 BATHROOMS**

**RECEPTION**

**DINING ROOM/LIBRARY**

**KITCHEN**

**ROOF TERRACE**

**SQUARE GARDEN ACCESS  
AND VIEWS**

**GUIDE PRICE**

£550,000 STC

**TENURE**

Leasehold (Expires 28/08/2027 just under 3.5 years unexpired. By negotiation there is the possibility that this lease may be topped up to a maximum of 20 years).

**LOCAL AUTHORITY**

City of Westminster

**COUNCIL TAX**

Band H

**SERVICE CHARGES & GROUND**

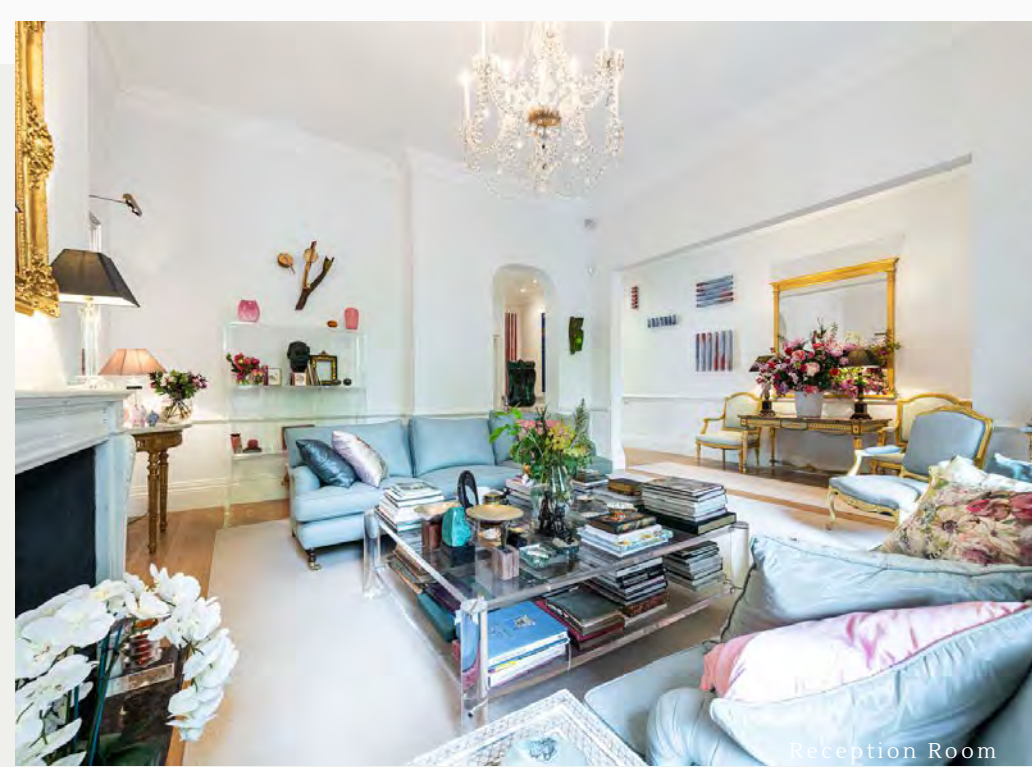
**RENT**

TBC



# KITCHEN & RECEPTIONS

The ground floor is dedicated to a large reception room boasting grand proportions, high ceilings, and an abundance of natural light, looking straight over the private gardens of Eaton Square. This leads into a fully fitted modern kitchen as well as a smaller reception room perfect for a Dining Room, Study or Library.



Reception Room



Kitchen



Reception



# BEDROOMS & BATHROOMS

The apartment has 3 bedrooms in total, one of which is located on the ground floor. The Principal Suite and third bedroom are located downstairs and lead onto a generously sized private garden, offering stunning views and plenty of natural light.



Principal Bedroom





Bedroom



En-Suite



# THE GARDEN & BALCONY

In addition to the exclusive access to Eaton Square Gardens, this apartment has its own private garden, a perfect sun trap for the Spring/Summer months. The Ground Floor Dining Room/Library also leads onto a beautiful and private balcony.



Garden





Balcony



Dining Room/Library



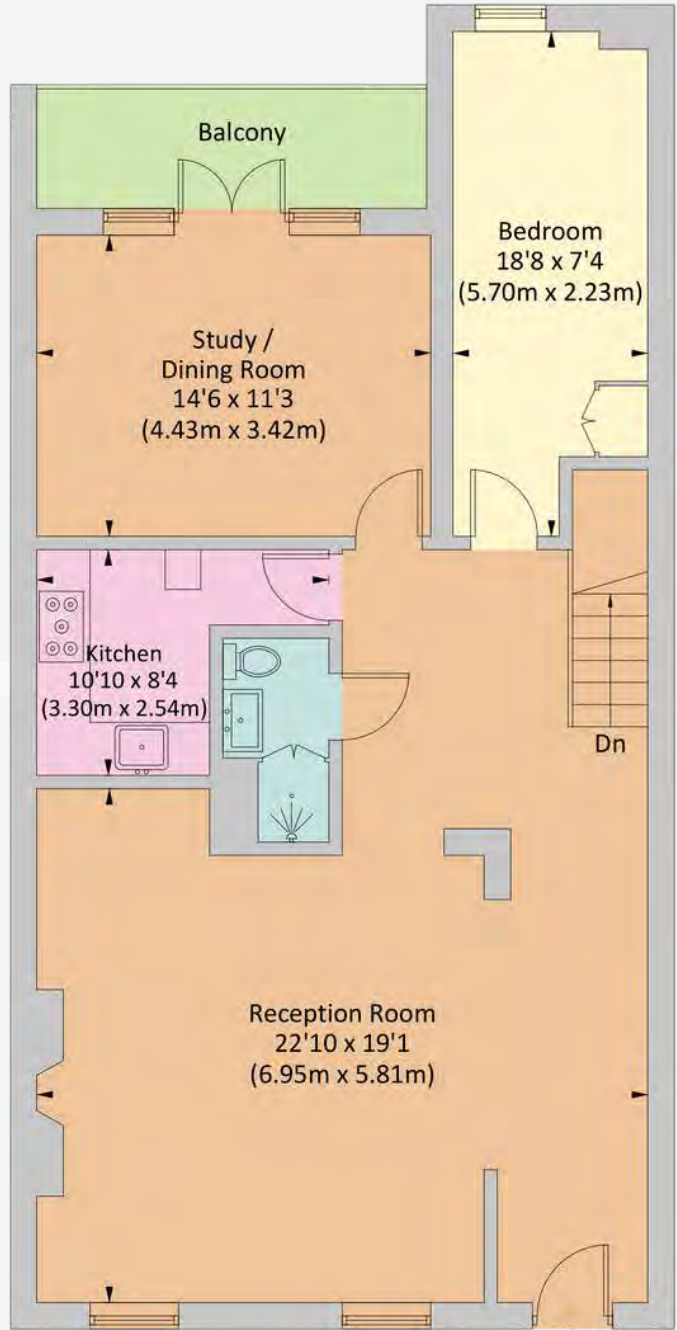
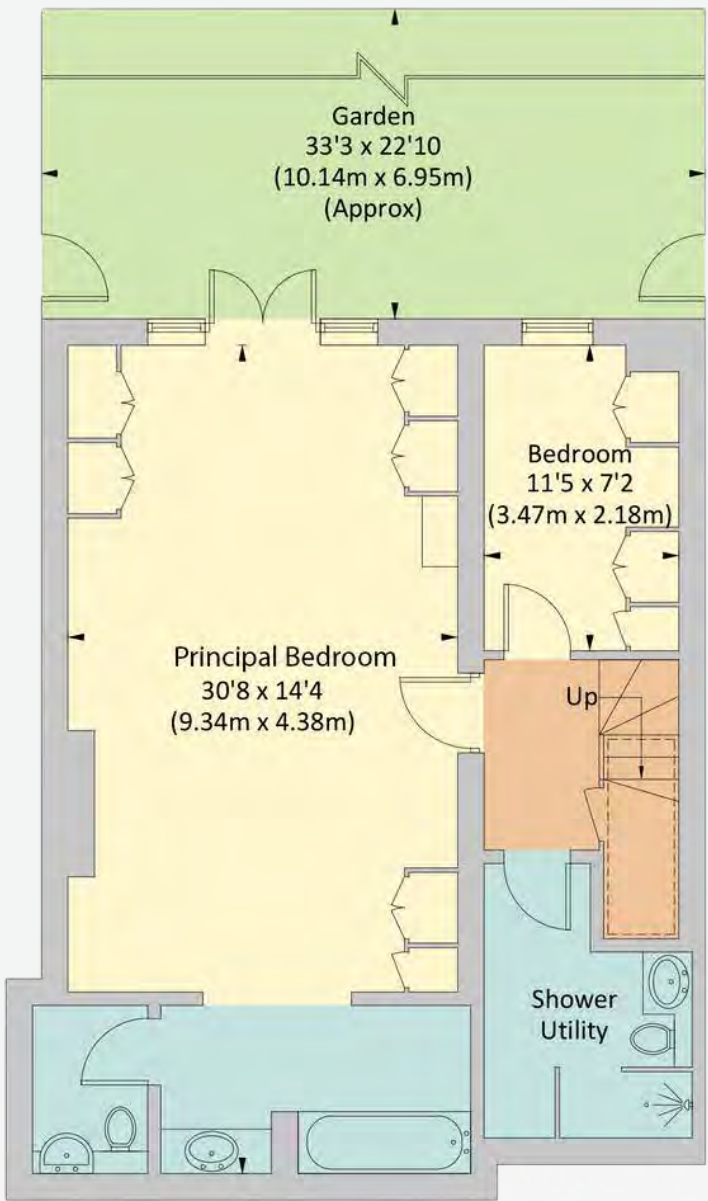




# FLOOR PLANS & EPC



   = Reduced headroom below 1.5m / 5'0



**TOTAL APPROXIMATE GROSS INTERNAL AREA**

1,650 sq ft / 153.3 sq m

**EPC RATING**

C

Certificate No.

2098-3020-6201-1062-5200

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor (953 Sq Ft)

Direct Street Access From Private Portico



# FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find the renowned Motcomb Street and Elizabeth Street, known for their 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.

Eaton Square is renowned for its perfectly manicured Gardens which the residents are eligible to exclusively access. By separate negotiation with Grosvenor Estate, there is also the possibility to join the Private Eaton Square Tennis Club. Hyde Park is just a 10 minute walk away and St. James' Park and Green Park are also nearby.

RESTAURANTS	GROCERIES	CAFES, & BAKERIES	SCHOOLS	SHOPPING	TRANSPORT LINKS
<p><b>OLIVETO</b></p> <p>61 Elizabeth St SW1W 9PP</p>	<p><b>BAYLEY &amp; SAGE</b></p> <p>141 Ebury St SW1W 9QW</p>	<p><b>TOM TOM</b></p> <p>114 Ebury St, SW1W 9QD</p>	<p><b>EATON SQUARE SCHOOL</b></p> <p>55-57 Eccleston Square, SW1V 1PH</p>	<p><b>MOTCOMB ST</b></p> <p>0.2 miles</p>	<p><b>VICTORIA STATION</b></p> <p>0.5 miles Train links to Gatwick, Heathrow, the Southwest and Brighton. District &amp; Circle and Victoria lines</p>
<p><b>THOMAS CUBITT</b></p> <p>44 Elizabeth St SW1W 9PA</p>	<p><b>WAITROSE</b></p> <p>27 Motcomb St SW1X 8GG</p>	<p><b>POILANE</b></p> <p>46 Elizabeth St, SW1W 9PA</p>	<p><b>FRANCIS HOLLAND</b></p> <p>39 Graham Terrace SW1W 8JF</p>	<p><b>ELIZABETH ST</b></p> <p>0.2 miles</p>	<p><b>SLOANE SQUARE</b></p> <p>0.3 miles District &amp; Circle Lines</p>





BELGRAVIA, LONDON







Details Prepared February 2024

## GET IN TOUCH

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