

Wellbelove
Quested

PROPERTY CONSULTANTS

EATON MEWS WEST,
BELGRAVIA VILLAGE, SW1W

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EATON

MEW

WES

TABLE OF CONTENTS

HOME FEATURES	1
KITCHEN & RECEPTION	2
BEDROOMS & BATHROOMS	3–4
EXTERIOR	5
OUTDOOR SPACE	6
FLOORPLANS & EPC	7
LOCATION & MAP	8–9
LOCAL AMENITIES	10
CONTACT	11



Dining

HOME FEATURES & SPECIFICATIONS

Situated on one of Belgravia's most discreet and desirable mews, this recently renovated three-bedroom home on Eaton Mews West offers a rare blend of architectural heritage and contemporary design. Originally built in the 19th century to support the grand houses of Eaton Square, the mews has evolved into a sought-after residential address, known for its quiet charm and cobbled character. The property has been thoughtfully updated throughout, balancing period detail with high-spec modern finishes, and represents a compelling opportunity in one of London's most prestigious postcodes.

3 BEDROOMS

BATHROOM

SHOWER ROOM

EN SUITE BATHROOM

RECEPTION ROOM

DINING ROOM

KITCHEN

CLOAKROOM/UTILITY

REAR TERRACE

GARDEN

ROOF TERRACE

MEWS PARKING

(By arrangement with Grosvenor Estate)

ACCESS TO BELGRAVE SQUARE

Subject to Application

GUIDE PRICE

£3,950,000 STC

TENURE

Freehold

LOCAL AUTHORITY

City of Westminster

COUNCIL TAX

Band H

REDEVELOPMENT

of 1-4 Eaton Mews West to include 6 residential units - [click here](#)

SUBJECT TO PLANNING

It is proposed to install security barriers at both entrances to the Mews, Elizabeth Street & South Eaton Place

KITCHEN & RECEPTION

The ground floor showcases a bright and inviting open-plan layout, anchored by pale parquet flooring that enhances the sense of flow and space. A sleek, fully integrated kitchen offers clean lines and premium finishes, seamlessly transitioning into a stylish reception area. At the rear, a striking glass-ceilinged dining space floods the interior with natural light and opens directly onto the private garden, creating a seamless indoor-outdoor connection ideal for both entertaining and day-to-day living.



Reception



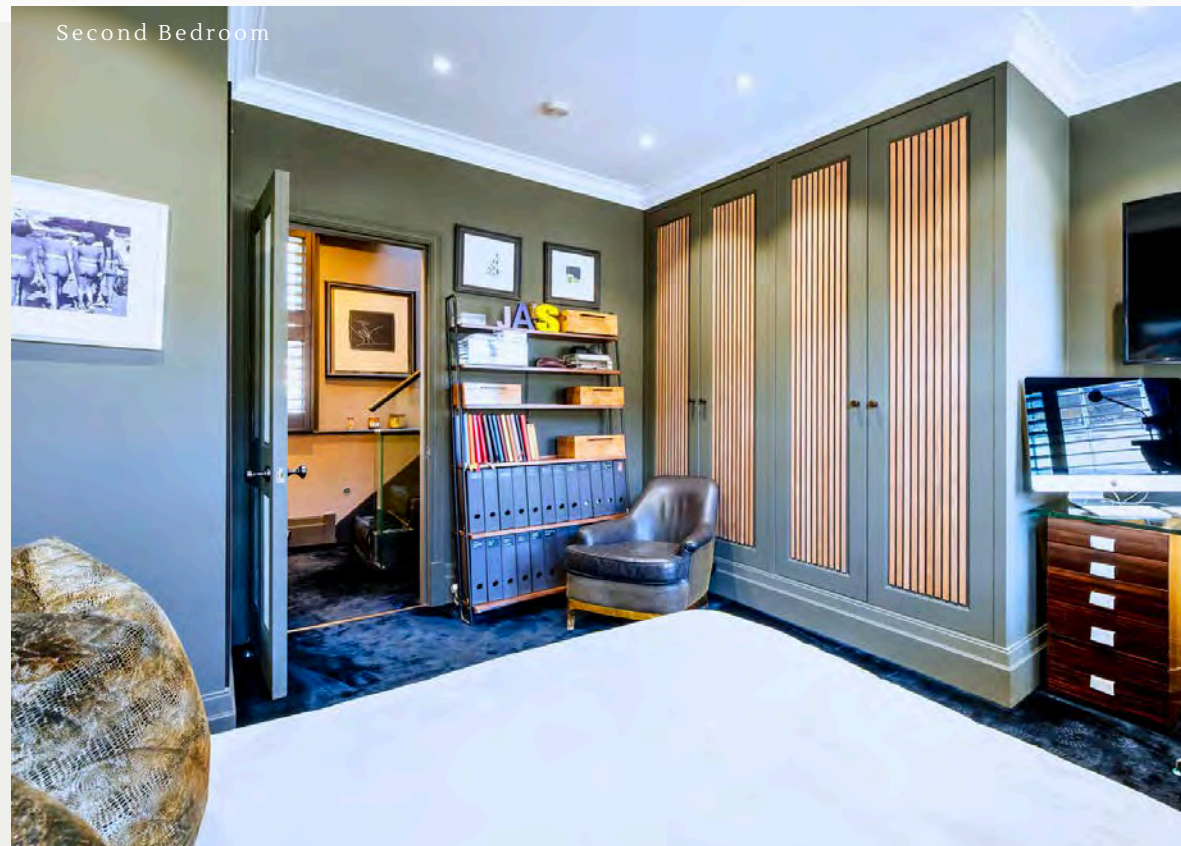
Kitchen

BEDROOMS & BATHROOMS

Accommodation is thoughtfully arranged across three floors. The first floor features two well-proportioned bedrooms, each with bespoke built-in wardrobes, and a beautifully appointed family bathroom with luxurious finishes. The top floor is dedicated entirely to the principal suite — a private space complete with a generous en-suite bathroom and access to a secluded terrace. Designed for comfort and calm, this upper-level sanctuary offers both space and privacy in equal measure.



Principal Bedroom





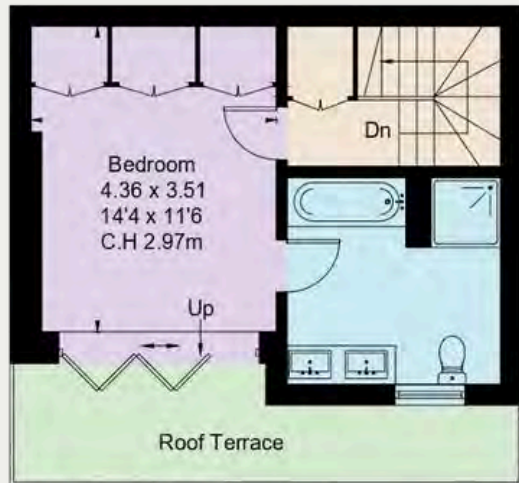
Exterior



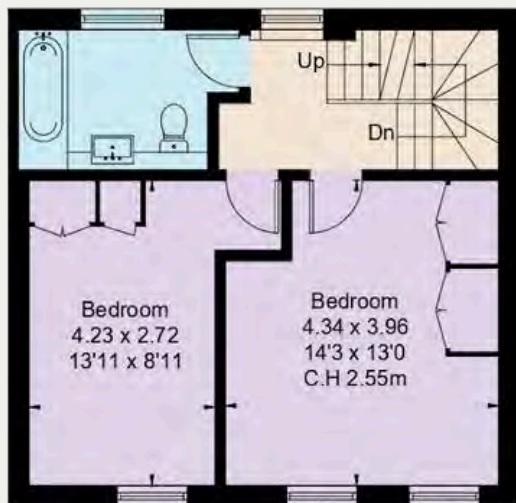
Principal Bedroom Terrace

The home benefits from two distinct outdoor areas, both carefully designed for ease and elegance. The ground-floor garden is paved in slate and framed by curated planting, offering a stylish, low-maintenance setting for alfresco dining or quiet relaxation. Above, the private terrace adjoining the principal suite provides an elevated perspective over the cobbled mews — a serene backdrop for morning coffee or evening unwinding, away from the bustle of the city.

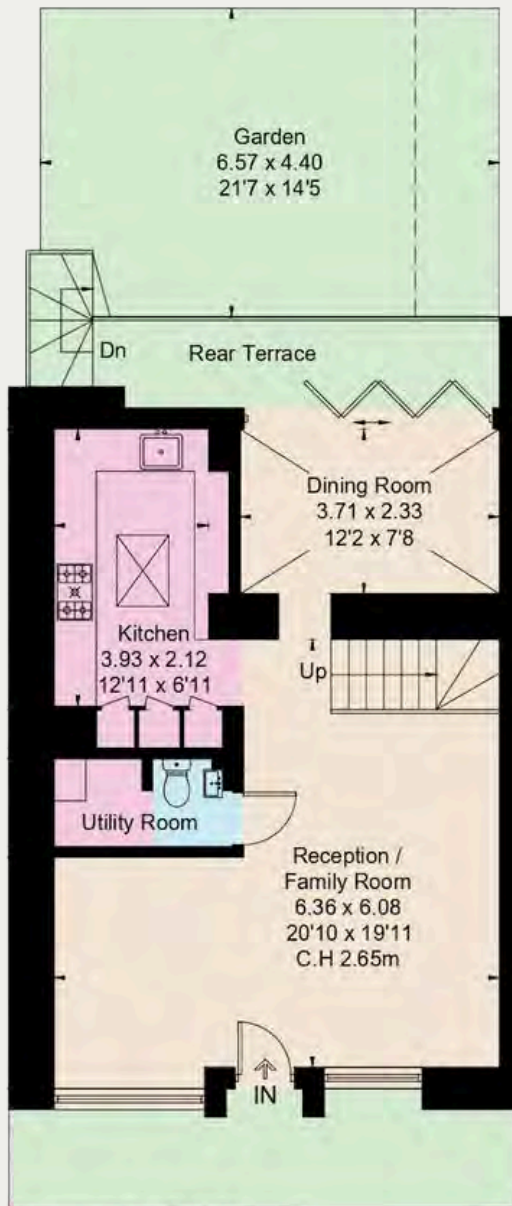
FLOOR PLANS & EPC



Second Floor



First Floor



Ground Floor

**TOTAL
APPROXIMATE
GROSS INTERNAL
AREA**

1,452 sq ft / 134.9 sq m

**TOTAL EXTERNAL
AREA**

632 sq ft / 58.7 sq m

ROOF TERRACE

96 sq ft / 8.9 sq m

LOWER PATIO

427 sq ft / 39.7 sq m

REAR TERRACE

109 sq ft / 10.1 sq m

EPC RATING

C

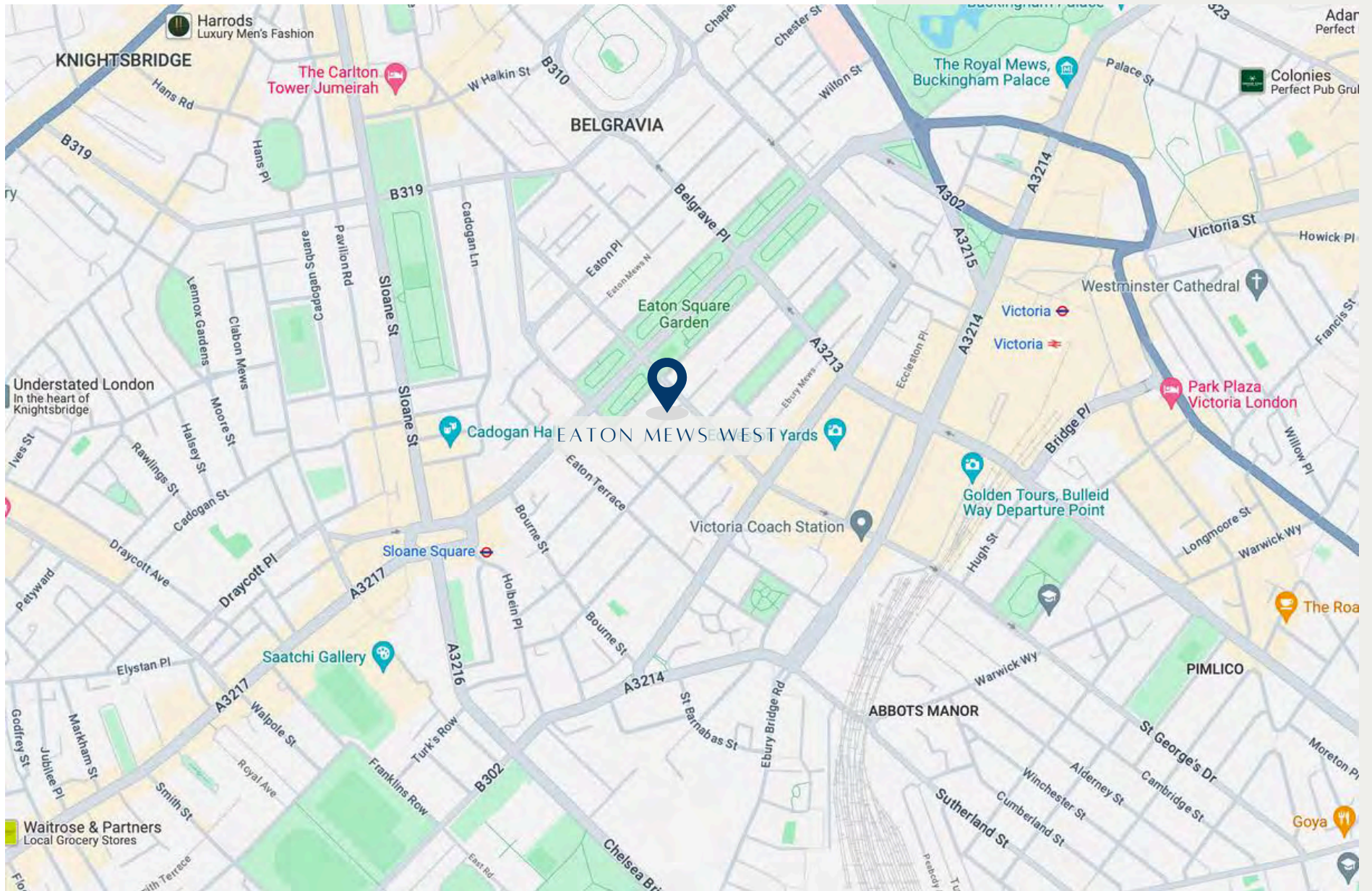
Certificate No.

3835-5924-1400-0083-
8202

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

LOCATION & MAP



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 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.

Eaton Mews West is eligible upon application for access to Belgrave Square gardens and tennis courts for a nominal fee. Battersea Park is just across the river and St. James' Park, Hyde 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

20 yards

KINGS ROAD

0.3 miles

TRANSPORT LINKS

VICTORIA STATION

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

SLOANE SQUARE

District & Circle Lines



BELGRAVIA





Details Created August 2025

GET IN TOUCH

CONTACT INFORMATION

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