



EATON SQUARE,
BELGRAVIA VILLAGE, SW1W

E A T C O N T

S Q U

S W W 1

TABLE OF CONTENTS

HOME FEATURES	1
KITCHEN & RECEPTION	2-3
BEDROOMS & BATHROOM	4-6
EXTERIOR & GARDEN	7-8
FLOORPLANS & EPC	9
LOCATION & MAP	10
LOCAL AMENITIES	11-12
CONTACT	13



HOME FEATURES & SPECIFICATIONS

Located in the heart of one of London's most prestigious addresses, 14 Eaton Square has been meticulously restored to offer the very finest in contemporary living. This exceptional three-bedroom residence is one of a select few around the Square with its own private front door, ensuring an enhanced sense of privacy and exclusivity. The home combines classical architecture with elegant modern interiors, delivering a refined yet welcoming atmosphere throughout.

PRINCIPAL BEDROOM SUITE

PRICE
£8,000pw

TWO FURTHER BEDROOMS

LOCAL AUTHORITY
City of Westminster

1 SHOWER ROOM & 2 EN SUITE BATHROOMS

LET TYPE
Long Let

LARGE SOUTH FACING RECEPTION

COUNCIL TAX
Band H

MODERN KITCHEN

DINING ROOM

FURNISHINGS
Fully Furnished

PRIVATE GARDEN & PATIO

UTILITY ROOM

DEPOSIT
£48,000

WALK IN CLOSET & AMPLE FITTED STORAGE

AVAILABLE
25/05/2026

PORTER & 24 HOUR SECURITY

OWN FRONT DOOR

ACCESS TO EATON SQUARE GARDENS

KITCHEN & RECEPTIONS

Designed for both grand entertaining and relaxed living, the formal reception and dining rooms feature elegant architectural details, including a marble fireplace, bespoke timber joinery, and beautifully wallpapered walls with intricate cornicing. Striking pendant lighting creates a dramatic center piece, while French doors seamlessly connect the living space to the private garden.

The bespoke handcrafted kitchen is equipped with custom cabinetry, contrasting worktops, and top-of-the-line integrated Miele appliances. Conveniently positioned adjacent to the dining room, the kitchen is perfectly designed for modern lifestyles, offering direct access to the outdoor areas for effortless indoor-outdoor living.





Reception

BEDROOMS & BATHROOMS

The master bedroom is a serene retreat, styled with luxurious neutral fabrics and bathed in natural light from tall French doors leading to a private terrace overlooking the garden. The spacious master bathroom features a bespoke double vanity, under-mounted bath, separate shower, and stunning book-matched marble finishes throughout.

A generous dressing room finished in dark timber with mirrored panelling offers extensive storage.



Principal Bedroom

The second bedroom enjoys views across Eaton Square, with soaring ceilings, elegant built-in wardrobes detailed with fabric panels, and an en-suite bathroom finished with a free-standing porcelain vanity and basket weave marble flooring..



Second Bedroom



Third Bedroom



Utility



Bathroom



Principal Bathroom



Walk In Closet

Exceptional outdoor living is offered through beautifully landscaped private gardens with a sought-after southerly aspect, providing an ideal setting for quiet relaxation and alfresco dining. French doors from both the reception and dining areas open directly onto this lush space. The master bedroom terrace further enhances the connection to the outdoors, offering peaceful views over the gardens below.



Exterior



FLOOR PLANS & EPC



GROUND FLOOR

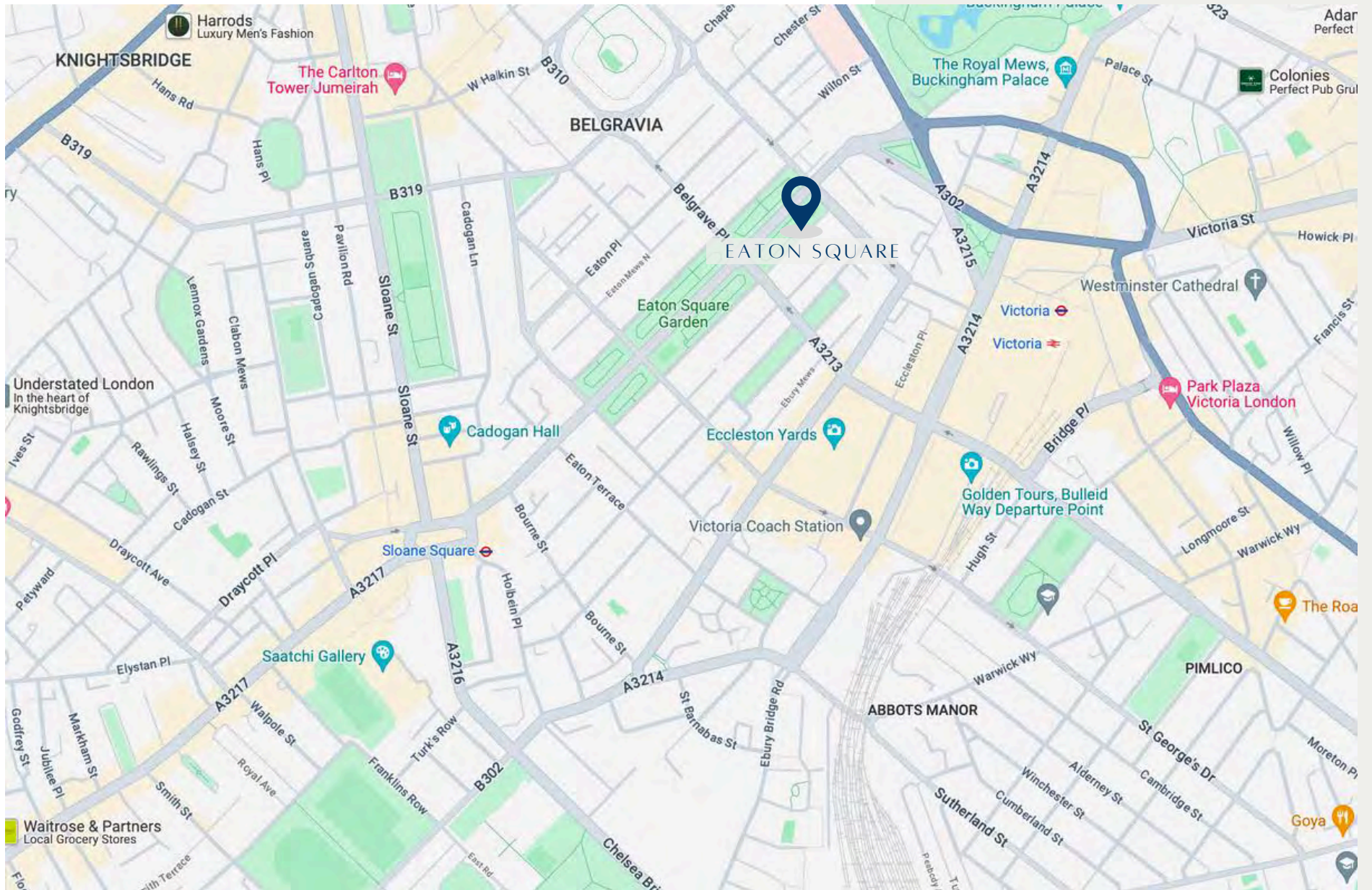
APPROX. FLOOR AREA
= 2,286 sq ft / 212 sq m

EPC RATING

0047-8213-7445-7499-9740^D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

Eaton Square is also 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

100 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 Updated July 2026

GET IN TOUCH

CONTACT INFORMATION

E: ELLEN@WELLBELOVE-QUESTED.COM

P: 020 7881 0880 / 07719039888

40 EATON TERRACE, BELGRAVIA, LONDON, SW1W 8TS

ELLEN MEEKIN - SALES & LETTINGS NEGOTIATOR

E: ELLEN@WELLBELOVE-QUESTED.COM

M: 07719039888

GRANT WELLBELOVE - DIRECTOR

E: GRANT@WELLBELOVE-QUESTED.COM

M: 07595116210

ANDREW QUESTED - DIRECTOR

E: ANDREW@WELLBELOVE-QUESTED.COM

M: 07595116211



These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agent or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. 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 nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.