



RUSSELL SIMPSON

Outstanding duplex flat with elegant interiors on a prestigious Belgravia street

EATON PLACE
BELGRAVIA SW1X

Eaton Place

£8,950,000

BEDROOMS 4	INTERNAL 3,486 SQ FT	OUTDOOR 686 SQ FT	COUNCIL Westminster City
BATHROOMS 4	323 SQM	EPC D	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH —	GROUND RENT —	SERVICE CHARGE —

The Property

Impressive four bedroom flat in a Grade II listed house on one of West London's most sought-after addresses



img 2

Dining Room



Indoor Spaces

Entering the flat on the ground floor, a double reception room occupies the front of the property. This contains a grand drawing room with a high stucco ceiling and full-length sash windows. Furthermore, there is an equally well-proportioned dining room with double French doors leading onto the terrace.

The rear half of this floor includes a breakfast room with a pair of balconied windows and inbuilt shelving units. Beyond, a set of steps lead down to the fitted kitchen with an overhead skylight for added brightness.

img 1

Breakfast Room

img 2

Kitchen





The Bedrooms

The lower level of the flat includes four bedrooms. The principal bedroom has a generous ensuite bathroom, a substantial dressing room, and French doors leading out into the courtyard. The other three bedrooms have ensuite bathrooms and corridor wardrobes as well.

The bedroom at the rear of the property also contains a sitting room and a utility room/kitchenette. An additional staircase gives direct access to the kitchen upstairs, making for an ideal staff flat.

img 1

Bedroom

img 2

Bathroom



The Design

The whole property is decorated in a traditional style to suit the historic address. It has been carefully designed to make full use of the space and light, and is presented in very good condition.





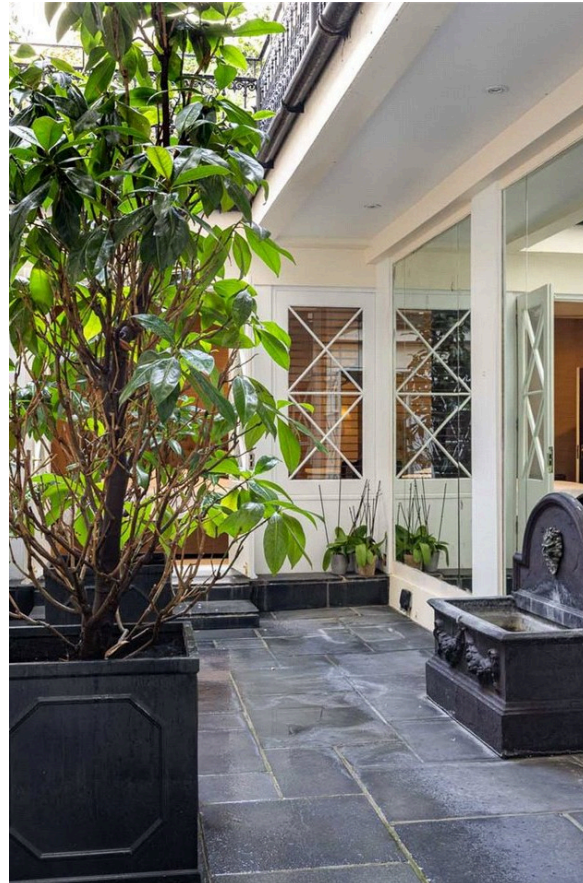
Outdoor Spaces

The property includes a paved courtyard on the lower ground floor and a terrace with space for outdoor dining on the ground floor. The low-rise mews houses beyond the terrace ensure added light and privacy.

The Neighbourhood

Eaton Place is a prestigious street in Belgravia, running parallel to Eaton Square. It is lined with grand white stucco terrace houses from the early and mid-nineteenth century, most of them Grade II listed. Over the years it has been home to several celebrated residents, including the actress Joan Collins.

From here, Sloane Square underground station is a short walk away, while Victoria Station is also close. In addition, the exceptional restaurants and shops of Knightsbridge and the King's Road are within easy reach. The open spaces of Hyde Park are also nearby.



img 1

Exterior

img 2

Terrace

Eaton Place, SW1

Approximate Internal Area
3,486 sq ft/ 324 sq m

Outside Area
687 sq ft/ 64 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



**RUSSELL
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