

RUSSELL SIMPSON

Unique four-bedroom flat with fully integrated mews house and garage parking on prestigious Belgravia street

EATON PLACE & ECCLESTON MEWS
BELGRAVIA SW1X

Eaton Place & Eccleston Mews

£9,500,000

BEDROOMS 4	INTERNAL 4,095 SQ FT	OUTDOOR 872 SQ FT	COUNCIL TAX Westminster City, H
BATHROOMS 5	380 SQM	EPC D	TENURE Freehold



The Property

Exceptionally rare duplex flat with large terrace and patio garden on a sought-after address close to Sloane Square station

Indoor Spaces

Entering the property on the raised ground floor, the front hall opens onto a double reception room. The front section is occupied by an impressive reception area, while the rear section contains a dining room. High ceilings, panelled wainscoting, and ornate cornice add to the sense of elegance and grandeur.

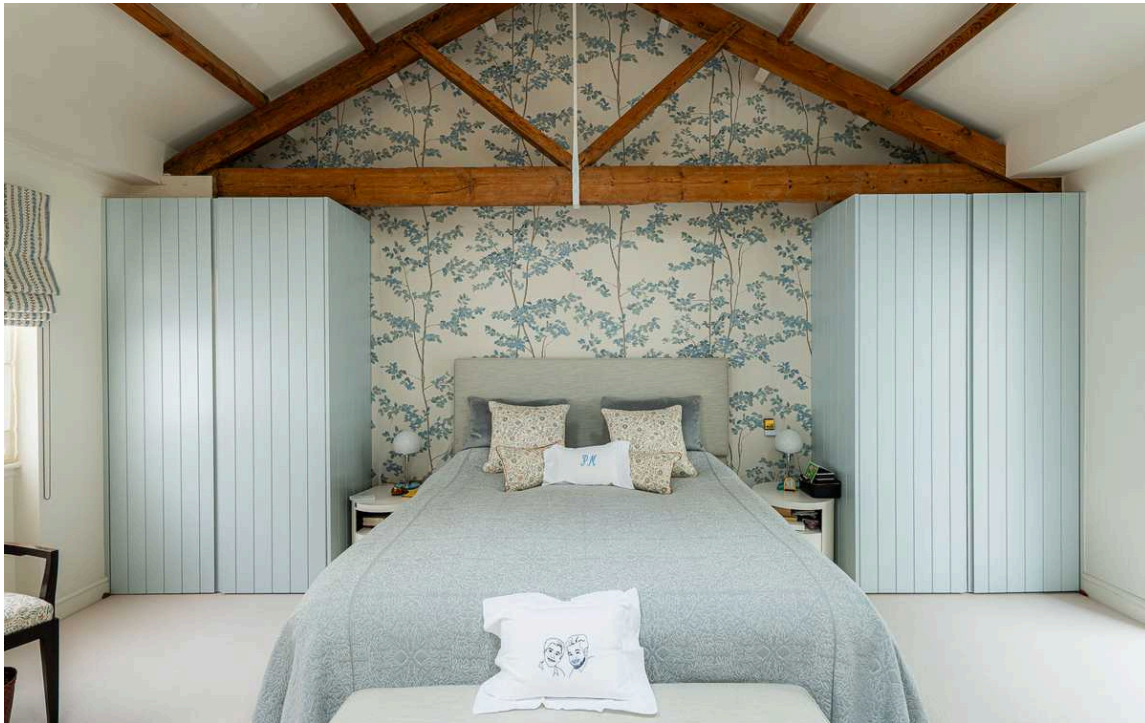




Modern Kitchen

This floor also contains a practical kitchen, leading through to a breakfast room. This conservatory-like space has three double French doors opening onto the terrace, meaning it is flooded with light throughout the day.





The Bedrooms

Beyond the first floor a generous bedroom occupies the top floor of the mews house, with vaulted ceilings and an ensuite bathroom with both shower and bath. The lower ground floor features three more bedrooms. One of these has an ensuite bathroom with a bath and a walk-through wardrobe, another bedroom is also ensuite, while the third has a bathroom next door.





Entertaining Spaces

This floor also contains a study with a beautiful fireplace surround, a charming library with panelled walls, and a media room with access to the patio. A utility room, a guest WC and an additional bathroom complete this floor, along with an external storage vault.



The Design

This exceptionally rare property offers a generous duplex family flat with a fully integrated mews house. Such an unusual planning arrangement would be impossible to repeat today. The result is a spacious and sophisticated property, beautifully maintained and presented in immaculate condition.





Outdoor Spaces

The property includes a paved patio garden and a south-east facing terrace with wooden decking. Both have enough space for outdoor seating.



The Neighbourhood

There is a garage at the rear of the property, as well as private off-street parking outside the house – a privilege for residents of Grosvenor mews streets.

Eaton Place is a grand Belgravia address running parallel to the famous Eaton Square. It is lined with white stucco townhouses from the early and mid-nineteenth century. Over the years it has been home to several celebrated residents, including the actress Joan Collins. Meanwhile, Eccleston Mews is a picturesque and popular cobbled mews to the rear.

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



Eaton Place, SW1

Total Approximate Internal Area
4,095 sq ft/ 380 sq m

Including Eccleston Mews

947 sq ft/ 88 sq m

Including vault

78 sq ft/ 7 sq m

Flat Eaton Place

excluding eccleston mews and vault

3,070 sq ft/ 285

Outside Area
873 sq ft/ 81 sq m

**RUSSELL
SIMPSON**

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.

Eccleston Mews, SW1
Ground Floor



Lower Ground Floor

First Floor



Raised Ground Floor

**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk