



## **RUSSELL SIMPSON**

Belgravia mews house with spacious,  
light-filled reception room

ECCELESTON MEWS  
BELGRAVIA SW1X

# Eccleston Mews

£3,000,000

BEDROOMS 3	INTERNAL 1,524 SQ FT	OUTDOOR 283 SQ FT	COUNCIL Westminster City
BATHROOMS 3	141 SQM	EPC C	COUNCIL TAX H
TENURE Leasehold	LEASE LENGTH 169 YEARS	GROUND RENT —	SERVICE CHARGE —



## The Property

Three bedroom house with a terrace and patio on a desirable mews street

Entering the house on the ground floor, the front hall leads through to an open-plan kitchen and dining room. Floor-to-ceiling windows bring added light into the room, while a French door opens out onto the rear patio. In addition, this floor contains two double bedrooms, one of them ensuite, and both with built-in storage space.

# Indoor Spaces

The property is designed in a contemporary fashion and presented in good condition. Wooden floors and minimal interiors add to the sense of space and light.



img 1

Kitchen

img 2

Terrace Views



## The Bedrooms

Upstairs, is a reception room with an open ceiling and overhead skylights making for a bright and generous living space. In addition, this floor contains an ensuite bedroom with south-facing, floor-to-ceiling windows, and a French door leading out onto the terrace.

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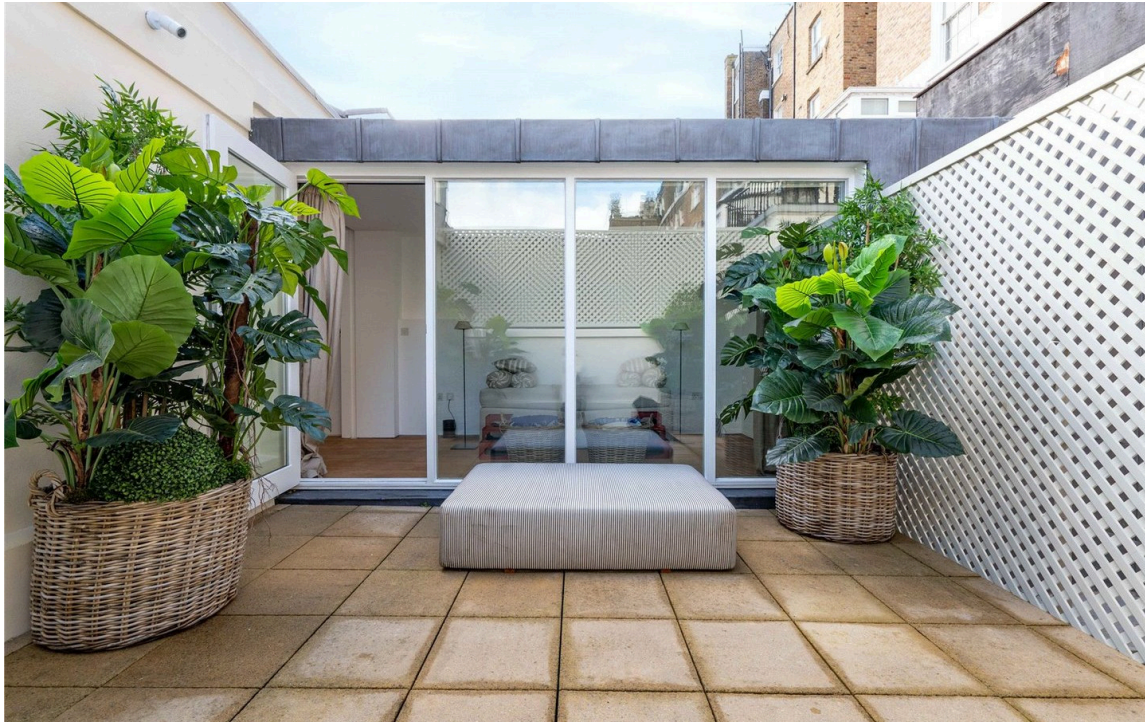
img 1

Principal Bedroom

img 2

Bathroom





## Outdoor Spaces

The property includes a ground-floor patio and a first-floor terrace. Both these areas are paved and offer enough space for outdoor eating.

## The Neighbourhood

Eccleston Mews is a cobbled cul-de-sac in Belgravia running parallel to Eaton Square. Its picturesque properties once formed the stables for the square's grand terraces, originally constructed in the mid-nineteenth century. From here, both Sloane Square and Victoria stations are a short walk away. The exceptional restaurants and shops of the King's Road and Knightsbridge are also close. Finally, the open spaces of Hyde Park are within easy reach.

# Eccleston Mews, SW1

## RUSSELL SIMPSON

**Approximate gross internal area**  
1524 sq ft / 141.58 sq m  
(Excluding External Plant Room)

1545 sq ft - 143.58 sq m  
(Including External Plant Room)

**Approximate outdoor area**  
283 sq ft - 26.37 sq m

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.



**ALEX WINSHIP**  
Photography

\*Floorplan for guidance only, not for scale or valuations purposes. It may not be used as evidence of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.





**RUSSELL  
SIMPSON**

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