



## **RUSSELL SIMPSON**

Superlative Grade II listed white stucco family terraced house with south-west facing terrace on a prestigious Belgravia street

SOUTH EATON PLACE  
BELGRAVIA SW1W

South Eaton Place

£10,850,000

|                |                                            |                          |                                        |
|----------------|--------------------------------------------|--------------------------|----------------------------------------|
| BEDROOMS<br>7  | INTERNAL<br><br>4,332 SQ FT<br><br>402 SQM | OUTDOOR<br><br>819 SQ FT | COUNCIL TAX<br><br>Westminster City, H |
| BATHROOMS<br>4 |                                            | EPC<br>D                 | TENURE<br>Freehold                     |

# The Property

Entering the house on the ground floor, the foyer opens onto an impressive staircase hall, through a pair of double doors. One door leads through to a formal dining room with a beautiful stone fireplace. In addition, this floor contains a reception room, a study and a guest WC.



img 1

Entrance Hall



img 2

Dining Room



## Indoor Spaces

Downstairs, the lower ground floor centres on a generous kitchen with a utility room, a central island and an Aga. It flows through to a reception room with overhead skylights and floor-to-ceiling windows, filling the space with light. The French door gives access to the rear garden, while the kitchen has separate street access. An ensuite bedroom completes this floor.

img 1

Kitchen

img 2

Kitchen to Garden





## Entertaining Spaces

The first floor features an elegant double reception room, with high ceilings and an ornate cornice. Full-length sash windows open onto a front balcony, while the French doors at the rear lead to a spacious terrace.



## The Bedrooms

The second floor is entirely occupied by the principal bedroom suite, including a spacious bathroom and numerous wardrobes. The third floor features three more bedrooms, sharing another bathroom, while the fourth floor has two additional bedrooms and a bathroom.

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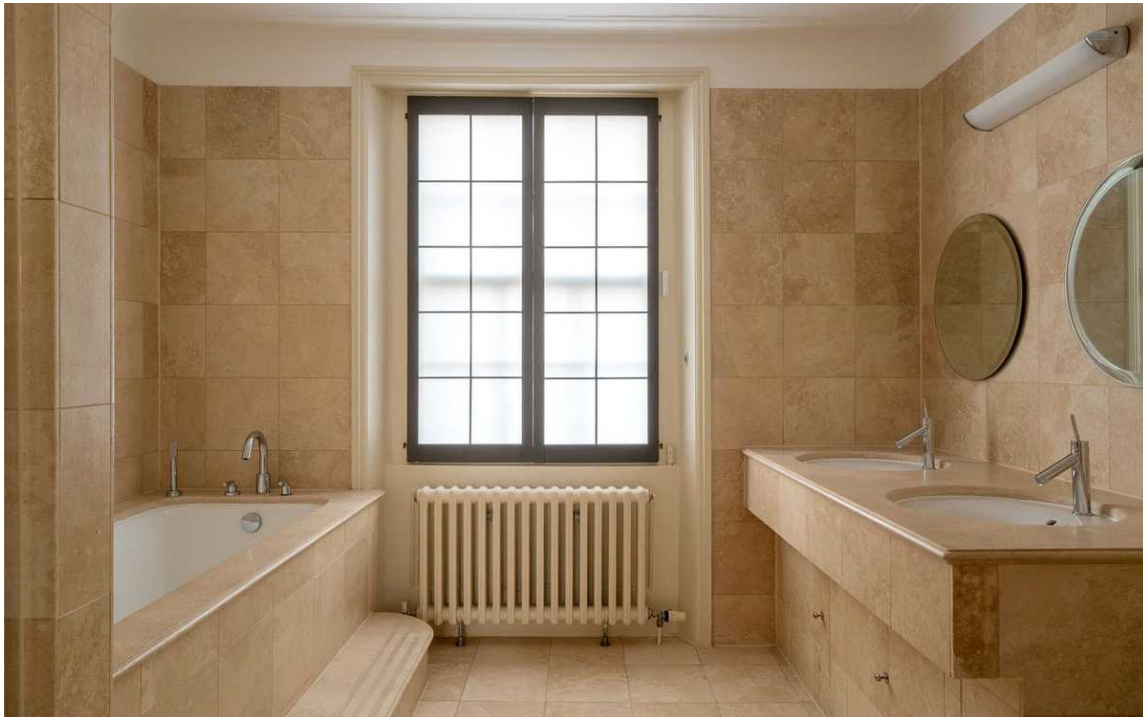
img 1

Principal Bedroom

img 2

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Principal Ensuite





## The Design

This impressive family home has wide and lofty proportions. It is decorated in a tasteful classical style to suit its historic location.





## Outdoor Spaces

The property includes a rear garden with gates opening onto Minera Mews and providing off-street parking. It also offers a south-west facing terrace with wooden decking and enough space for outdoor seating.

# The Neighbourhood

South Easton Place is an impressive street running south from Eaton Square. It is lined with white stucco terrace houses from the Victoria era.

This section of the terrace was built in 1830, part of the ambitious development that of the Grosvenor Estate that created Belgravia. From here, Sloane Square underground station is a short walk away, while Victoria Station is also close. The restaurants and shops of Chelsea are within easy reach, while nearby Orange Square hosts a popular farmers' market each weekend.

[Read more about the history of the area here.](#)

# South Eaton Place, SW1

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## Approximate Internal Area

4,333 sq ft/ 401 sq m

## Including limited use area, vault and estimated vault

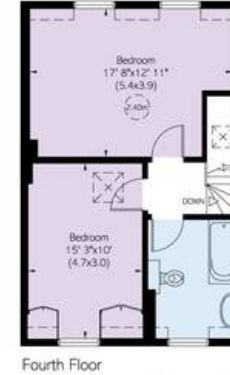
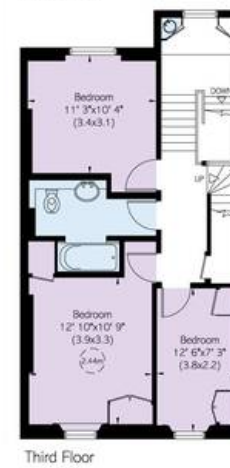
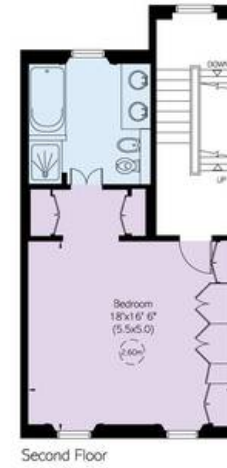
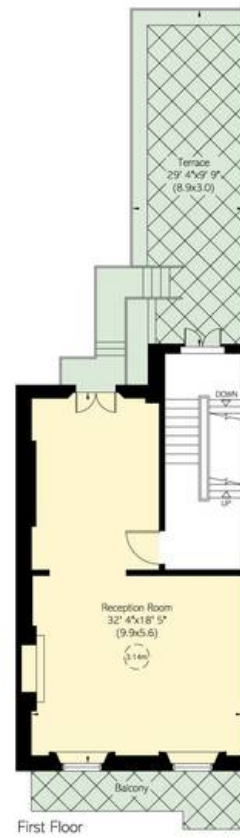
517 sq ft/ 48 sq m

## Outside Area

819 sq ft/ 76 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.

Reduced head height below 1.9m



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SIMPSON**

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