



RUSSELL SIMPSON

Sophisticated three-bedroom duplex
with private patio and roof terrace

EATON PLACE
BELGRAVIA SW1X

Eaton Place

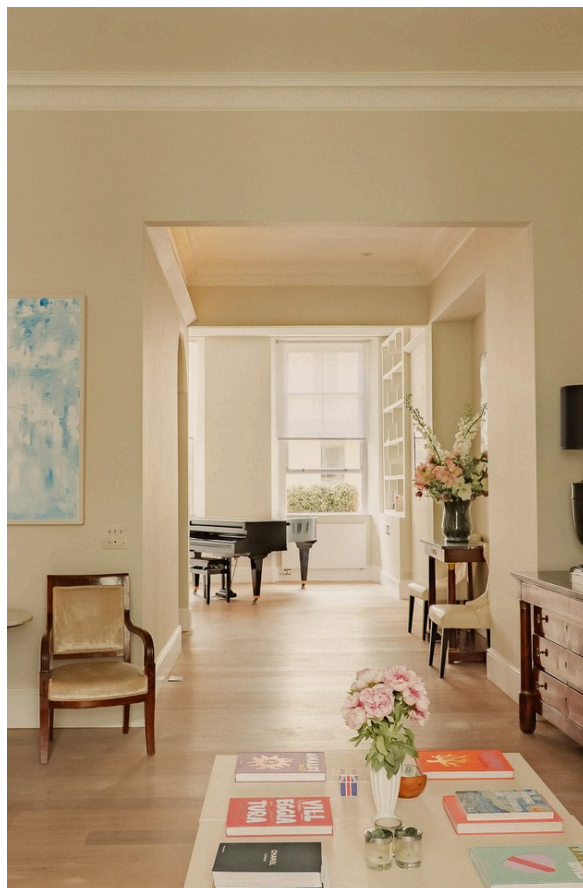
£4,950 _{P/W}

BEDROOMS 3	INTERNAL 3,239 _{SQ FT} 300 _{SQM}	OUTDOOR 39 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 3		EPC C	COUNCIL TAX Westminster City, H

The Property

A beautifully presented duplex flat offering elegant living spaces across multiple levels.

Stepping into the property, the ground floor features two generous reception rooms with high ceilings and large windows that fill the spaces with natural light. Off the rear reception room is a bright dining room which has space to seat six. The principal reception room showcases a decorative fireplace with ornate detailing, while French doors provide seamless access between the living areas and create an excellent flow for daily living. A guest WC is conveniently located on this floor.



The Kitchen

The upper level houses a sleek, contemporary kitchen fitted with marble countertops and integrated appliances, including built-in oven and microwave. The kitchen benefits from ample storage with handle-less cabinetry and features an island that provides additional workspace. Adjacent to the kitchen is a comfortable sitting room, perfect for casual dining and relaxation.





The Bedrooms

The lower ground floor accommodates the private quarters, with three well-proportioned bedrooms, each benefiting from natural light and en-suite bathrooms. The principal bedroom connects to a dedicated dressing area, while another bedroom features its own dressing room. All bedrooms enjoy direct access to the private patio.





The Design

Throughout the property, wooden floors create warmth and continuity, while built-in storage solutions maximise space efficiently. The flat benefits from a contemporary lighting scheme with recessed ceiling lights and maintains elegant proportions throughout.



Outdoor Spaces

The property includes a charming private patio accessible from the lower ground floor bedrooms, offering an intimate outdoor retreat with mature planting and comfortable seating areas. Additionally, the flat benefits from access to a roof terrace, providing elevated outdoor space with urban views across the surrounding area.

The Neighbourhood

Eaton Place is one of Belgravia's most prestigious addresses, forming part of the elegant white stucco terraces that define this distinguished area. The quiet residential street sits moments away from the boutiques and restaurants of Sloane Square, while the green spaces of Belgrave Square Garden provide a peaceful retreat nearby. Victoria Station offers excellent transport connections, with the Underground and mainline services within easy walking distance. The area benefits from proximity to the King's Road's shopping and dining, while Buckingham Palace Gardens and St James's Park are a short stroll away, making this an exceptional central London location.

Eaton Place,
SW1X

Approx Gross Internal Area
301.362 sq m

Outside Area
40.173 sqft

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SIMPSON**

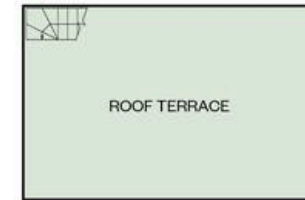
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



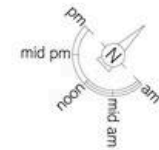
LOWER GROUND FLOOR



GROUND FLOOR



ROOF TERRACE



**RUSSELL
SIMPSON**

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