



EATON PLACE

BELGRAVIA SW1X

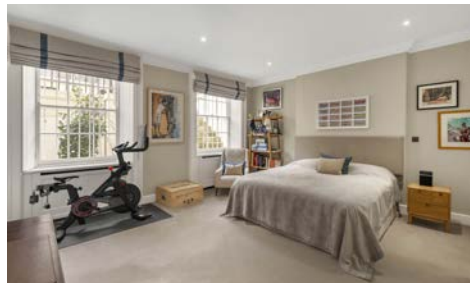


ARRANGED OVER THE GROUND AND LOWER
GROUND OF THIS HANDSOME BELGRAVIA TOWNHOUSE
AND ADJOINING MEWS TO THE REAR, MEASURING
OVER 4,000 SQ FT IN TOTAL.

Elegantly presented throughout, this wonderful home has been carefully restored by the current owners. Comprising a principal bedroom suite complete with air conditioning, vaulted ceilings and exposed beams overlooking the cobbles of Eccleston Mews to the rear, then three further double bedrooms, two of which have en suite bathrooms, plus another two and half baths on the lower ground floor. The quartet of bedrooms are well balanced by multiple entertaining spaces, ranging from a grand half panelled drawing room with 3.56m ceilings, decorative corning and original fireplace that opens on to the formal dining room, both with solid parquet flooring, to the modern fitted kitchen and breakfast room which opens on to a private southerly facing terrace.

Further accommodation of a relaxed classic media room and separate library and sizeable office can be found on the lower ground floor, along with another private courtyard, utility room, vault storage and a private one car garage accessed via Eccleston Mews. The property has the added benefit of the separate entrance from Eccleston Mews as well as a further on street space in front of the mews and garage door entrances.

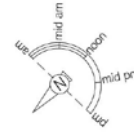
Eaton Place is a residential street in the heart of Belgravia comprising mainly white stucco fronted buildings. It sits in close proximity to the boutique shops and restaurants of Elizabeth Street and is a short walk to neighbouring Knightsbridge and Chelsea districts.



FEATURES

- Principal Bedroom Suite with Air Con
- Two further En Suite Double Bedrooms
- Additional Double Bedroom
- Two Family Bathrooms
- Drawing Room
- Formal Dining Room
- Kitchen
- Breakfast Room
- Media Room
- Library
- Office
- Utility Room
- Garage
- Two Entrances
- Terrace
- Courtyard Garden
- Vault Storage
- Access to Belgrave Square by separate Negotiation

TOTAL APPROX. INTERNAL AREA
4,095 Sq. Ft. / 380 Sq. M.



PRICE : £9,500,000

TENURE : Share of Freehold
With 988 Year Remaining
& Adjoining Mews House is
Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82+)	86
B (81-81)	
C (79-80)	
D (76-78)	
E (73-75)	
F (69-72)	
G (65-68)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

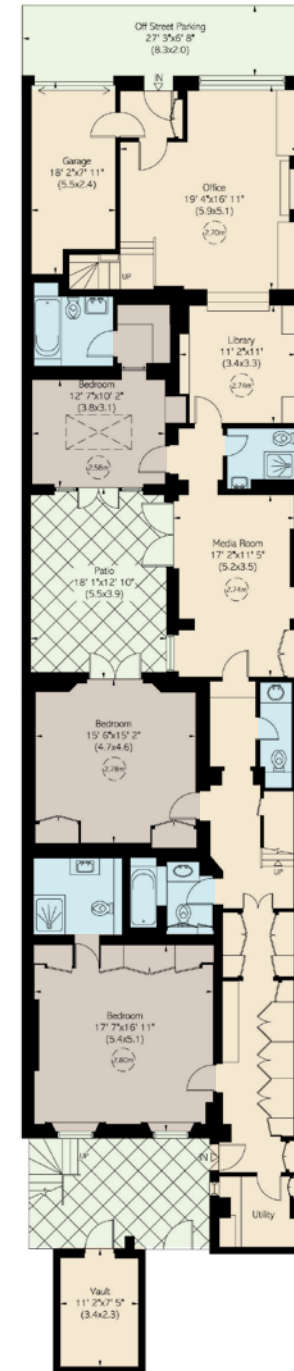


www.nicolasvanpatrick.com

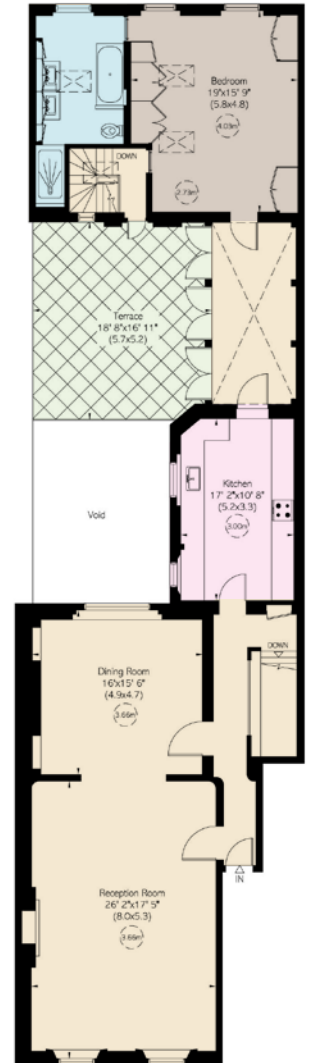
These details have been prepared for general guidance only and should not be relied upon by prospective purchaser/ tenants who before proceeding must check and otherwise satisfy themselves as to the property and the nature, state and availability of any facility or service.

Brochure by TwentyOneFifty Tel: 020 8778 2150

GROUND FLOOR



FIRST FLOOR



RAISED GROUND FLOOR

This floorplan is for GUIDANCE ONLY
and NOT FOR VALUATION purposes

LOWER GROUND FLOOR