

NINETY-NINE

# Eaton Terrace

BELGRAVIA, LONDON, SW1



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## A superbly restored Grade II listed Georgian Belgravia townhouse.

Architecturally designed by world renowned Wolff Architects and interior designed by Weldon Walshe, this impressive and beautiful 5 bedroom family home, originally built circa 1817, has recently undergone a complete refurbishment to provide accommodation over five floors and some 2,921 sq ft (271.36 sq m). Completed to the highest of standards, with the very latest home automation technology, including air conditioning, blending sympathetically with original features which have been restored and incorporated into the design.

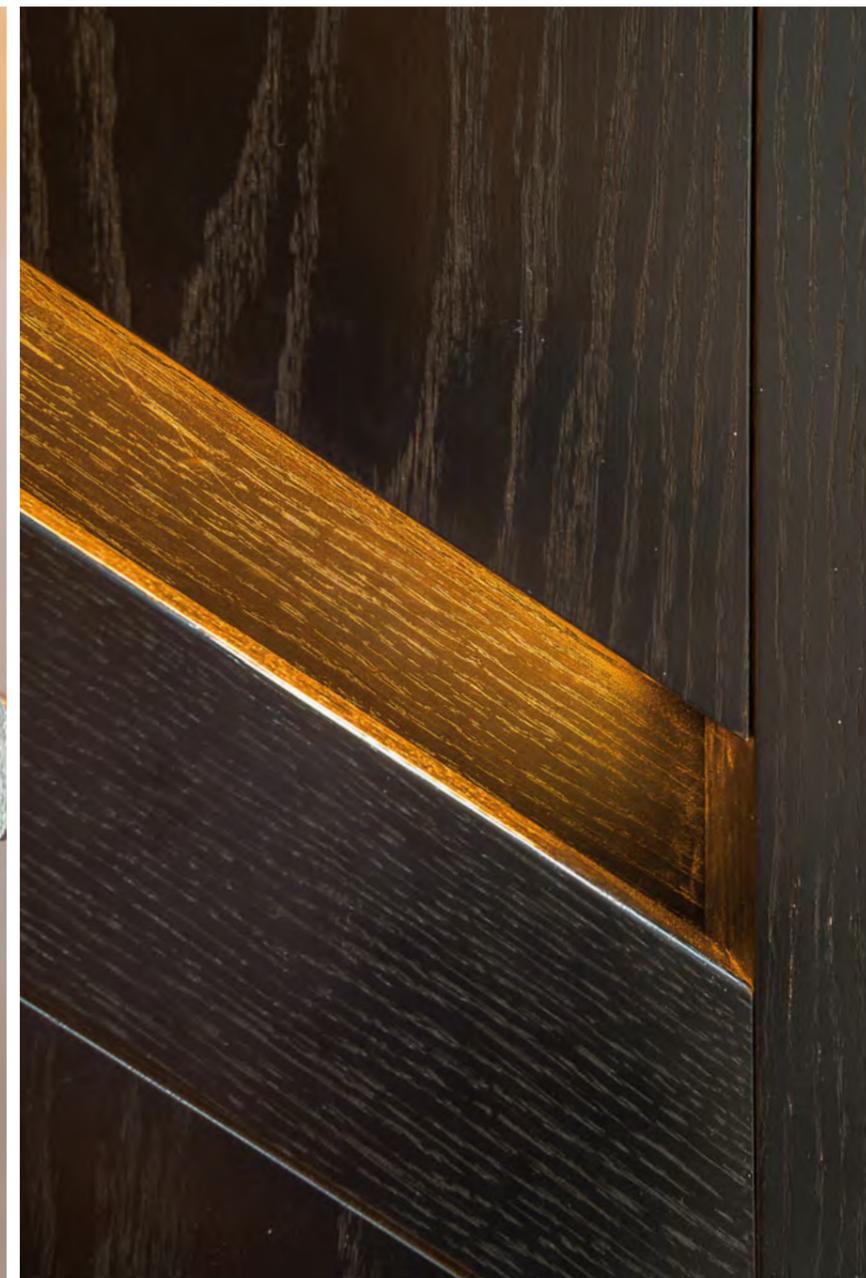
This is an exceptionally well proportioned house, with beautiful and volumetric entertaining spaces combining with tranquil and luxurious living spaces. The finishes and soft materials are decadent and stylish with exemplary joinery and stone work throughout, with beautiful marbles, carpets and bespoke cabinetry.





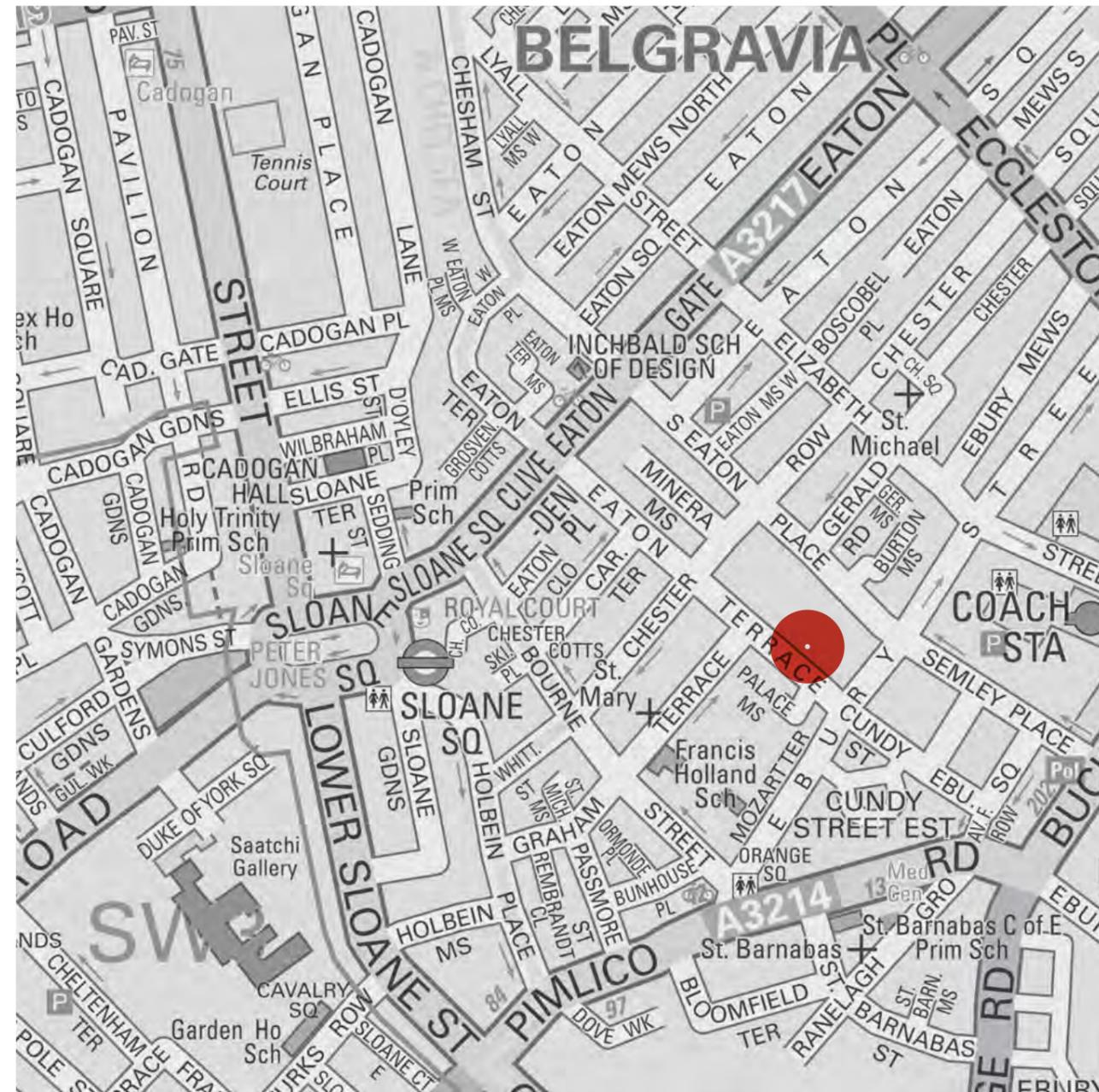












## Location

Eaton Terrace is a classic Belgravia townhouse address with a wide range of local amenities available on Elizabeth Street just 0.1 miles away. Sloane Square and the world renowned Kings Road are also close-by with their shops, restaurants, bars and cinemas. In addition Sloane Square tube station (0.2 miles) and Victoria Station (0.5 miles) are both easily accessible to the property.

## Accommodation

- Entrance Hall
- Reception Room
- Sitting Room
- 32' Living / Dining Room
- Kitchen / Breakfast Room
- Master Bedroom Suite
- 4 Further Double Bedrooms
- 3 Further Bathrooms
- Study
- Terrace
- Utility Room
- Cloakroom
- Dumb Waiter
- 27' Garden

# Specification

## LOWER GROUND FLOOR

### FAMILY ROOM

- Alpine White Limestone in large format 1000x1000 slabs
- Le Deun ceiling light
- Ochre bronze seed cloud light
- Tom Dixon wall lights

· Bespoke wall mounted joinery media unit with specialist Alchemy finishes with concealed AC

· Integrated fireplace within joinery unit with remote control operation

· Integrated B&W 5.1 surround sound system

· 65" HD Smart LED TV with Control4 control

· Full height minimalist profile sliding door system into hidden pocket leading onto garden

· Lutron operated blinds and curtains

### KITCHEN/ BREAKFAST ROOM

· Poggenpohl high-gloss veneered cabinetry

· Full range of Gaggenau appliances including, induction hob, downdraught extractor, coffee machine, 2 x ovens, combination oven/  
microwave, dishwasher, large double fridge-freezer

· Quooker boiling water tap

· White glass splash-backs

· Alpine White Limestone in large format 1000x1000 slabs

· Specialist bespoke lighting

· Bespoke leather banquette seating by Alma Leather

· Integrated B&W ceiling speakers

· Black Ash veneered niches with bronze mirrored inlay

· 48inch LED Smart HDTV

· Black Ash veneered bespoke vanity unit

· Black Ash veneered bespoke panelling to walls with recessed bronze strips

· Black Olive Limestone to flooring and vanity unit

· Round Bruno Dorato counter top basin

· Bronzed recessed mirror

· Coffered ceiling

· Rubinetteria Treemme brassware

· Bespoke specialist veneered wine cabinetry with LED recessed lighting

· Bespoke specialist veneered hidden storage with LED recessed handrail

· Alpine white limestone staircase

· Coat and AV cupboard

GARDEN

· Controlled irrigation system

· Urban grey limestone in large format 1000x1000mm slabs

· Water feature

· Cantilevered steps providing access to upper dining area

· Integrated floor, step and wall lighting

UTILITY ROOM

· Poggenpohl high-gloss veneered cabinets

· High capacity Miele washing machine and Miele tumble dryer

PLANT ROOM

· 2 x Megaflo high pressured water systems. High efficiency condensing boiler. Water pumps to ensure high pressure water to all floors

SEPARATE ENTRANCE WITH STAIRCASE TO STREET

· High polished solid 6 panel front door with Banham security locks

· Portland stone flooring and Portland stone clad staircase

GROUND FLOOR

HALLWAY

· High polished solid 6 panel front door with Banham security locks

· Video entry system linked to Control4

· Alpine White Limestone in large format 1000x1000 slabs

· Bespoke bronze mirrored with specialist finish with recessed LED lighting

FORMAL RECEPTION ROOM

· Bespoke chevron parquet black Ash flooring

· Black Ash inset book cases with LED lighting and Joseph Giles ironmongery

· Specialist finishes by Alchemy

· Bespoke marble gas fireplace and marble hearth. Remote controlled gas fireplace

· Bespoke Lunar chandelier

· Coltrane wall lights

FORMAL DRAWING ROOM

· Bespoke chevron parquet black Ash flooring

· Alma Leather padded wall

· Alma Leather wrapped joinery with bespoke AC cabinet

· Arabescato marble mantle top to bespoke joinery

· Amina plaster over concealed ceiling speakers

· Bespoke Lunar chandelier

· Dumb waiter to kitchen area

· Recessed 48inch LED Smart HDTV

STUDY

· Bespoke chevron parquet black Ash flooring

· Tabu veneered bespoke desk and shelving unit with leather typist inlays and integrated LED lighting

· Ceiling mounted B&W speakers

ROOF TERRACE

· Portland stone flooring

· Lighting throughout

· Planting throughout

FIRST FLOOR

MASTER BEDROOM

· Tabu veneered bespoke wardrobes with inset polished nickel trims and Joseph Giles ironmongery

· Recessed LED strip lighting to wardrobes

· Luxury deep pile carpet

· Bevelled antique mirrored walls

· Concealed TV lift with 50" LED smart HDTV

· B&W ceiling speakers

MASTER WALK IN WARDROBE

· Tabu veneered bespoke lining units with inset polished nickel trims and Joseph Giles ironmongery

· Luxury deep pile carpet

MASTER EN SUITE

· Calacatta Oro vein marble slabs to double sink, vanity unit, and bath

· Savannah Grey Limestone to walls and floors

· Zucchetti brassware and shower system

· Bette undermounted steel bath

· Rubinetteria Treemme douche

· Walk-in wet floor shower with bespoke frameless shower door

· Bisque towel rail

· Porta Romana wall lights

· 26" Aquavision HDTV

· Ceiling mounted B&W speaker

· Underfloor heating

· Coffered ceiling

SECOND FLOOR

SECOND BEDROOM

· Luxury deep pile carpet

· Flux-nickel wall lights

· B&W ceiling speakers

· Bespoke ceiling light

SECOND BEDROOM WALK IN WARDROBE

· Bespoke wardrobe joinery with recessed polished nickel inlays

· Floor to ceiling mirror with bevelled edges

SECOND BEDROOM EN SUITE

· Arabescato marble to vanity unit

· Bespoke veneered vanity unit and mirrored medicine cabinet with XXXX wall lights

· Signorini handmade brass taps and shower system

· Walk in wet floor shower with bespoke frameless shower door

THIRD BEDROOM

· Luxury deep pile carpet

· Bronzed wall lights

· Bespoke wardrobe veneered joinery with polished nickel inlays

· B&W ceiling speakers

FAMILY BATHROOM

· Namibian white marble to floor and bath surround

· Bette undermounted steel bath

· Artelinea wall mounted floating sink unit

· Signorini handmade brass taps and shower system

· Bespoke mirrored joinery

· Coffered ceiling

THIRD FLOOR

FOURTH BEDROOM

· Luxury deep pile carpet

· Bespoke wardrobe joinery with bevelled mirrored wall

· B&W ceiling speakers

FIFTH BEDROOM

· Luxury deep pile carpet

· Bespoke wardrobe joinery with integrated desk and LED lighting

· B&W ceiling speakers

· Recessed 40inch LED Smart HDTV

· Ensuite to Bedroom 4 & Bedroom 5

· Corian square wall mounted wash basin

· Signorini handmade brass taps and shower system

· Bespoke mirrored joinery

· Walk-in wet floor shower with bespoke frameless shower door

MAIN STAIRCASE AND DOOR FURNITURE

· Luxury deep pile carpet with bespoke polished nickel stair rods

· Joseph Giles internal door furniture throughout

HOME AUTOMATION & ENTERTAINMENT

· Fully automated Control4 multi room audio visual control system

· Lutron Home lighting system

· Automatic lighting via PIR's to all principal ensembles and cloakroom

· Prewired for Sky HD and digital radio

· Prewired for future hidden wireless access points to ceiling voids (adjacent to speakers)

· High definition LED and 3D TV's

· Integration of: Lutron, Audio /Visual with individual programmable mood settings

· Wall mounted Control4 control panels to Master Bedroom, Drawing Room, Kitchen, Family Room, Ground Floor Hallway and 1st & 2nd Floor Landings.

· x3 BT telephone lines

SECURITY

· Monitored Banham alarm system with immediate police response, grade 3 via BT Line with GPRS backup

· Panic buttons

· Motion sensors to all principal areas, shock sensors to windows

· Fire detection system with central control panel

· Key operated window locks as required

· Banham security locks to main and staff entrance

HEATING/COOLING & PLUMBING

· Underfloor heating to whole of lower ground floor, kitchen/dining, ground floor hallway and all bathrooms, en suites and cloakrooms

· Cast iron Georgian radiators to the rest of the property

· Bisque heated towel rails to all en suites and Bathrooms

· Bespoke marble gas fireplace to formal Reception Room

Individual zone controls and thermostats to all rooms

· 2 x high pressured water systems

· High efficiency condensing boiler

· Air conditioning

ELECTRICS

· New electrics throughout including energy efficient LED lighting

· Lutron lighting

· Pre wired for voice and data

· Pre wired for video distribution throughout

· Cat 6 cabling throughout

FURNITURE AND ACCESSORIES

· Comes complete with the highest quality bespoke handmade furniture throughout

· Includes all lifestyle furnishings fixtures and fittings

ARTWORK

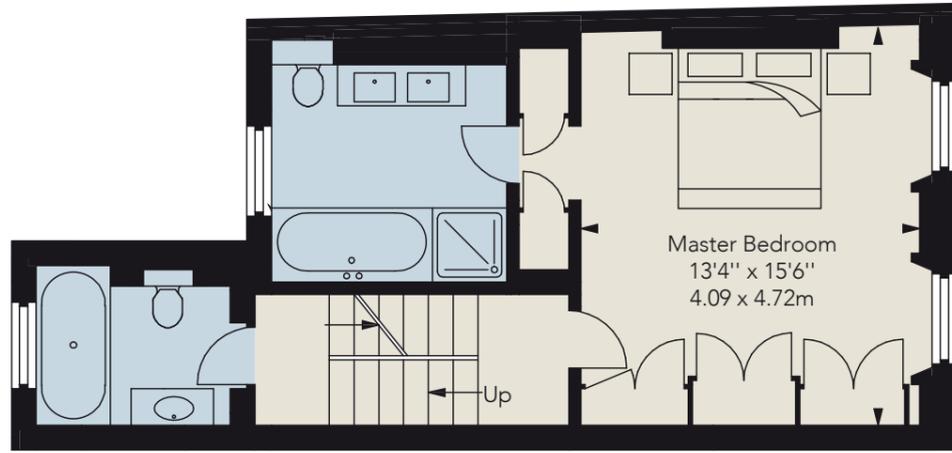
· Artwork provided by Hus Gallery, Mayfair. Available by separate negotiation (inventory available)

PARKING

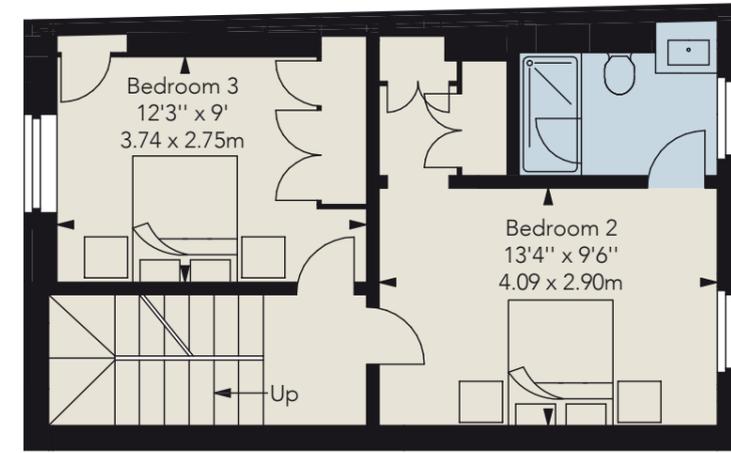
· Parking by way of resident permit

SQUARE GARDENS

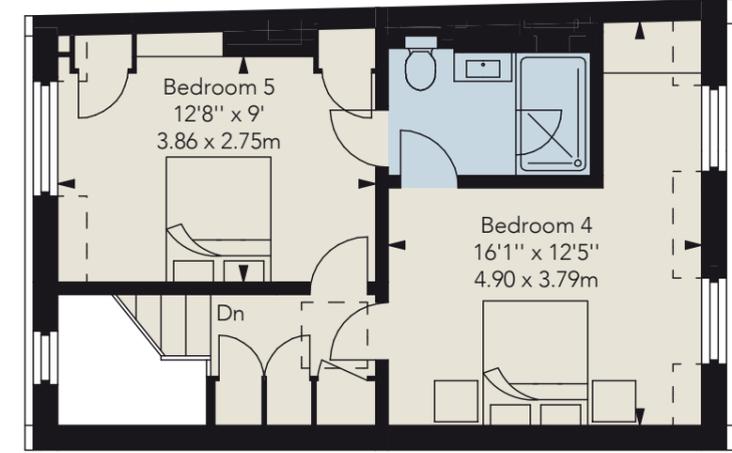
· Access to the squares gardens are available to residents subject to an annual permit from Grosvenor Estate



First Floor



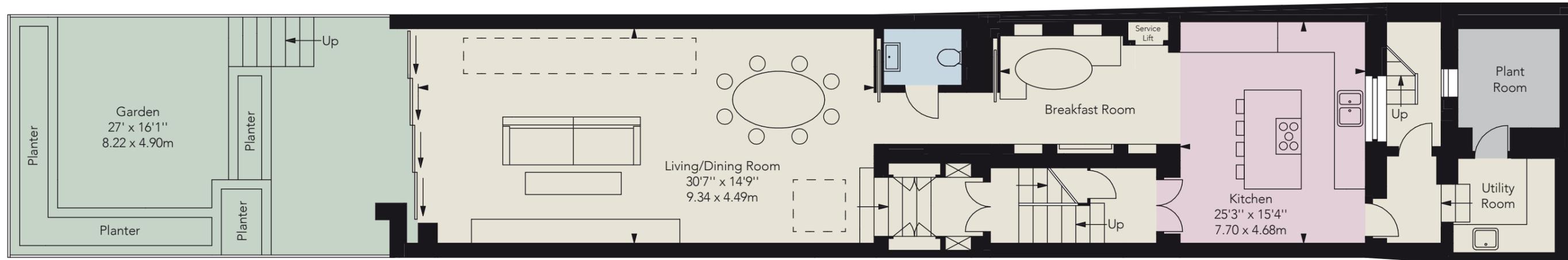
Second Floor



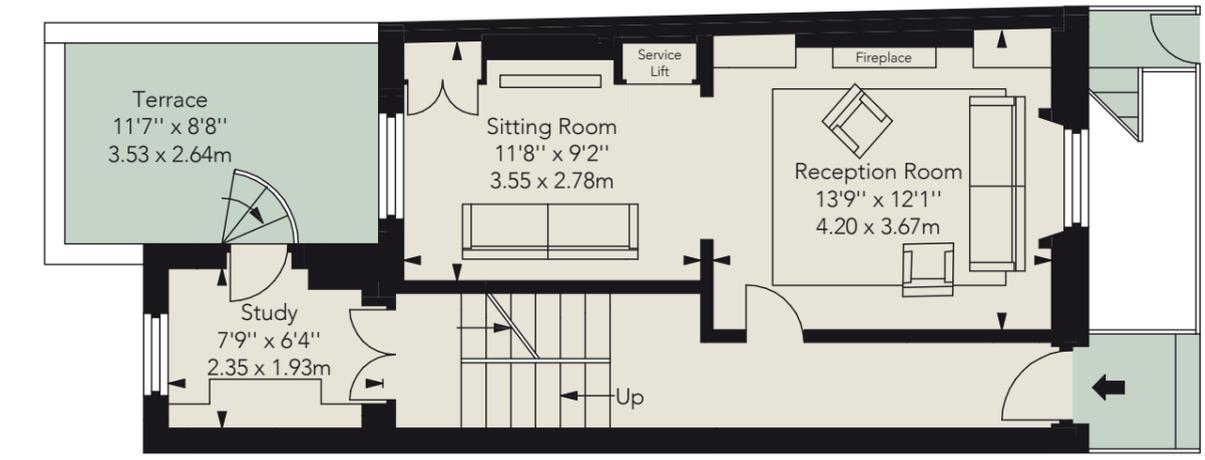
Third Floor

Approximate Gross Internal Area  
2,921 sq ft / 271.36 sq m

Terms  
Local Authority City of Westminster  
Tenure Freehold  
Price On Application



Lower Ground Floor



Raised Ground Floor

