



Eaton Place

Belgravia

OLIVER BERNARD

LONDON



INTRODUCTION

A beautifully designed apartment with stunning proportions and private garden in a Grade II* listed Belgravia address. This striking property features a wealth of entertainment space, including a spacious double reception room with hard wood floors, an eat-in kitchen and dining area and breakfast area with a wonderful bay window.

Further benefits include high ceilings and air conditioning throughout. The principal bedroom features an en suite bath and shower room, walk in wardrobe and has direct access to the private, west-facing garden.

Double Reception Room

The formal reception room features 3.42m ceiling heights and large sash windows making the space large and inviting. With a lovely gas fire place it is the perfect place to sit and entertain.

Dining Room

This stunning dining room is located next to the reception and just close to the kitchen making it a wonderful place to host both family and friends.







Kitchen

The kitchen is well thought out and features a breakfast bar and large kitchen table. With Gaggenau appliances and windows onto the private terrace, it is the perfect haven for any keen cook.



Bedrooms

Quiet and secluded bedrooms with separate dressing
en-suite bathrooms and three meter ceilings

The principle bedroom features a stunning en-suite bath and shower room, his and her dressing and direct access onto the stunning private terrace.





BEDROOM 2

Double bedroom with en-suite and ample built in storage.

Bedroom 3

Double Bedroom with access to large family bathroom next door.





Bathrooms

The bathrooms are well thought out and done to the highest standard. With a mix of best in class materials and fixtures and fittings, they are both functional and inviting.





Private terrace

The apartment boasts a large, private terrace with fire pit, wine fridge and raised beds.





Floor Plan

Approx. Total Internal Area:

Approx. Total Internal Area 2651 Sq Ft-246.28q M
(Including Vault)

Approx. Gross Internal Area 2523 Sq Ft-234.39 Sq M

(Excluding Vault)

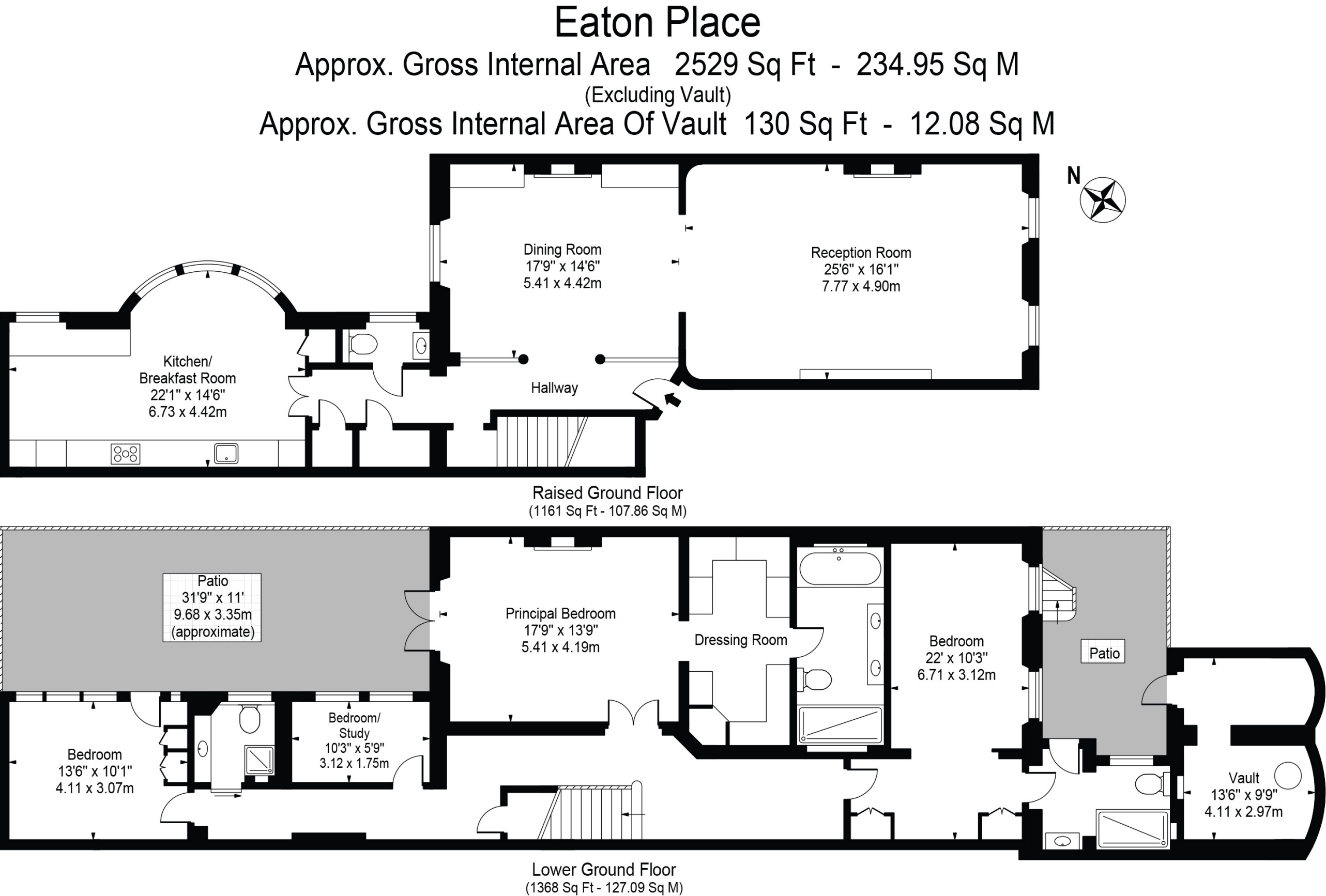
Approx. Gross Internal Area of Garage 151 Sq Ft-14.00 Sq M

Approx. Gross Internal Area of Vault 128 Sq Ft- 11.89 Sq M

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Important Information

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Location and Amenities

Location: This period building is located on the north side of Eaton Place, situated in the heart of Belgravia and just north of Eaton Square. It is approximately 0.5 miles from Victoria mainline Station and approximately 0.5 miles from Sloane Square Underground Station.



x 3/4

- Principal Bedroom with dressing and En Suite Bathroom
- Bedroom 2 with dressing En Suite Bathroom
- Bedroom 3 Double with family bathroom



x 3

- 1x En-suite bath and shower room
- 1x en-suite bathroom
- 1 xFamily shower room
- 1x WC



x 2523 Sq Ft

- Reception Room
- Dining room
- Open Plan Kitchen
- Private terrace
- Office
- AC
- Gas Fires

Tenure

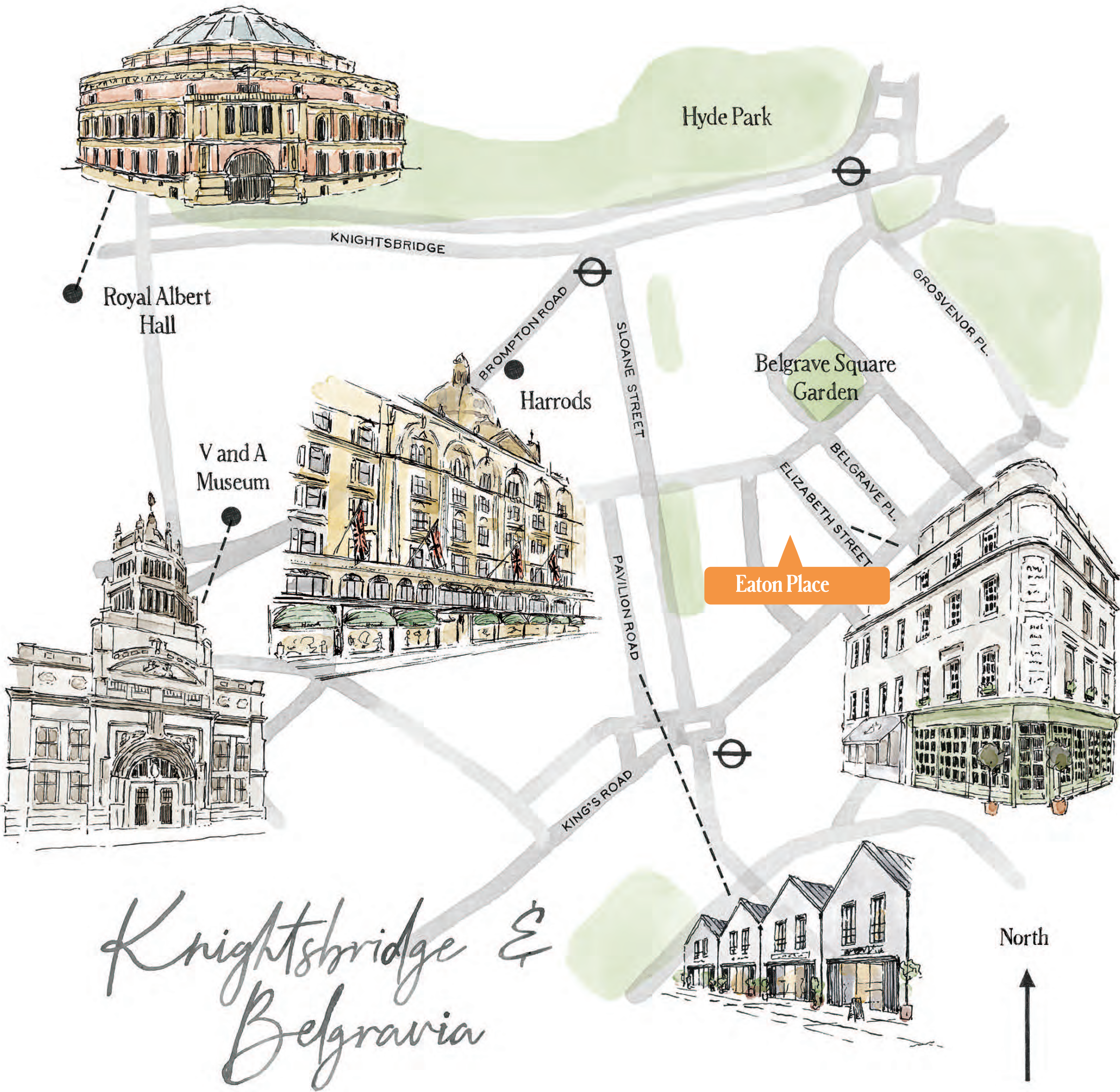
Share of freehold
996 yrs

EPC

EPC = C

Guide Price

£6,500,000





Contact

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