



Eaton Mews South

Belgravia

OLIVER BERNARD

LONDON



EATON MEWS SOUTH



INTRODUCTION

The property has undergone a complete reconstruction, boasting three luxurious bedrooms and two bathrooms. With a wonderful, large roof terrace, lift and private Garage, this family home ticks all the boxes.

The mews terrace remains remarkably tranquil despite its proximity to various amenities. The residence features three primary reception areas, including a spacious drawing room on the first floor, a fully equipped dine-in kitchen, an additional dining room adjacent to the entrance hall, a master en suite bedroom, and two additional bedrooms.

Double Reception Room

Enter a bright reception room with wooden floors and three large windows overlooking the historic cobbled mews. The space feels open and inviting, ideal for relaxation or entertaining guests.



Dining Room

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







Kitchen

Step into a contemporary kitchen boasting Miele appliances, including a sleek island equipped with a built-in wine fridge for added convenience and style. The light finish and thoughtful design make this space both modern and luxurious.



The principle bedroom features a stunning en-suite bathroom, build in wardrobes and separate, large dressing room.







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.

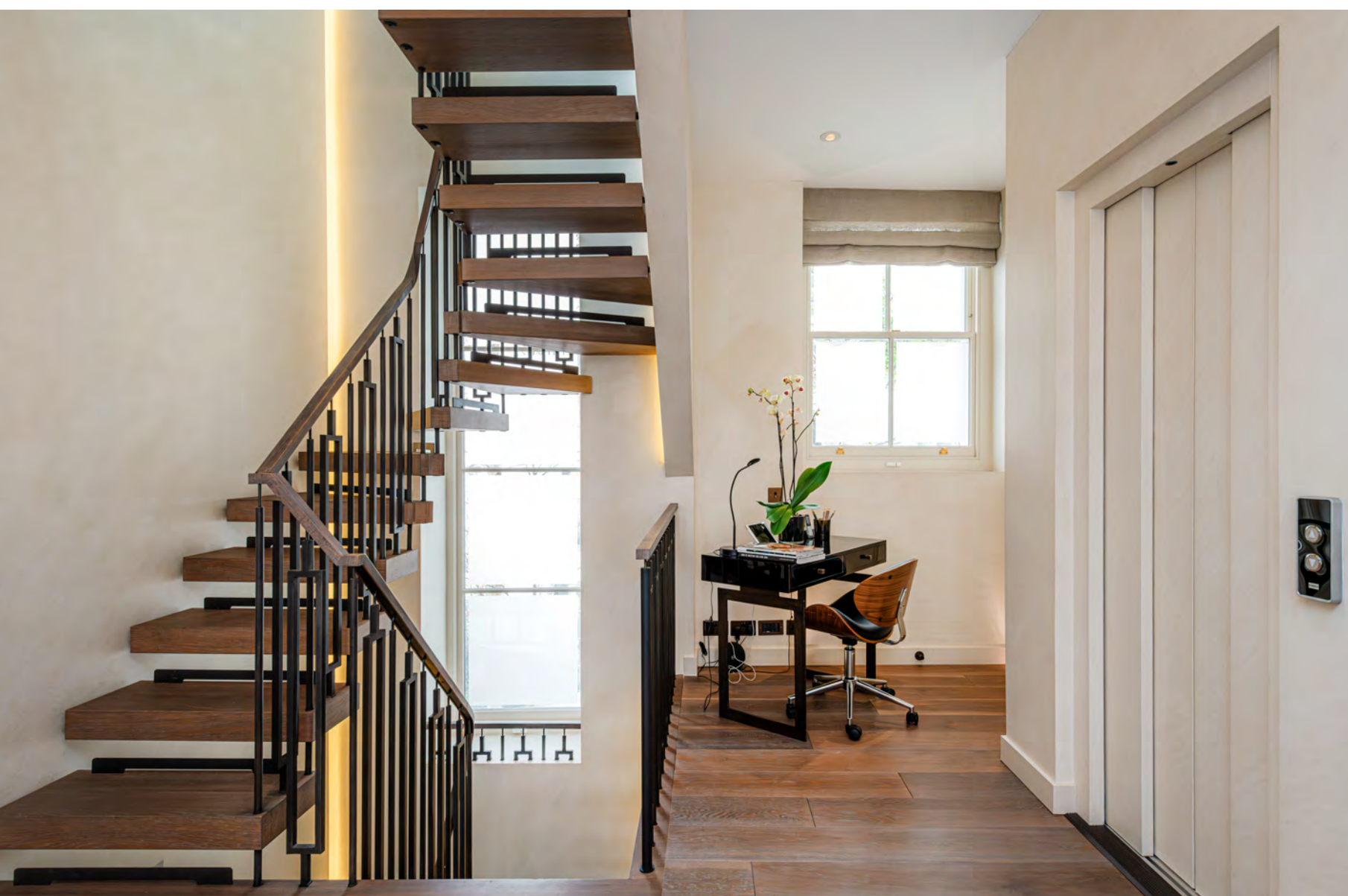


Roof terrace

The house boasts a large roof terrace, the perfect sun trap and made for entertaining family and friends.







Floor Plan

Approx. Total Internal Area:

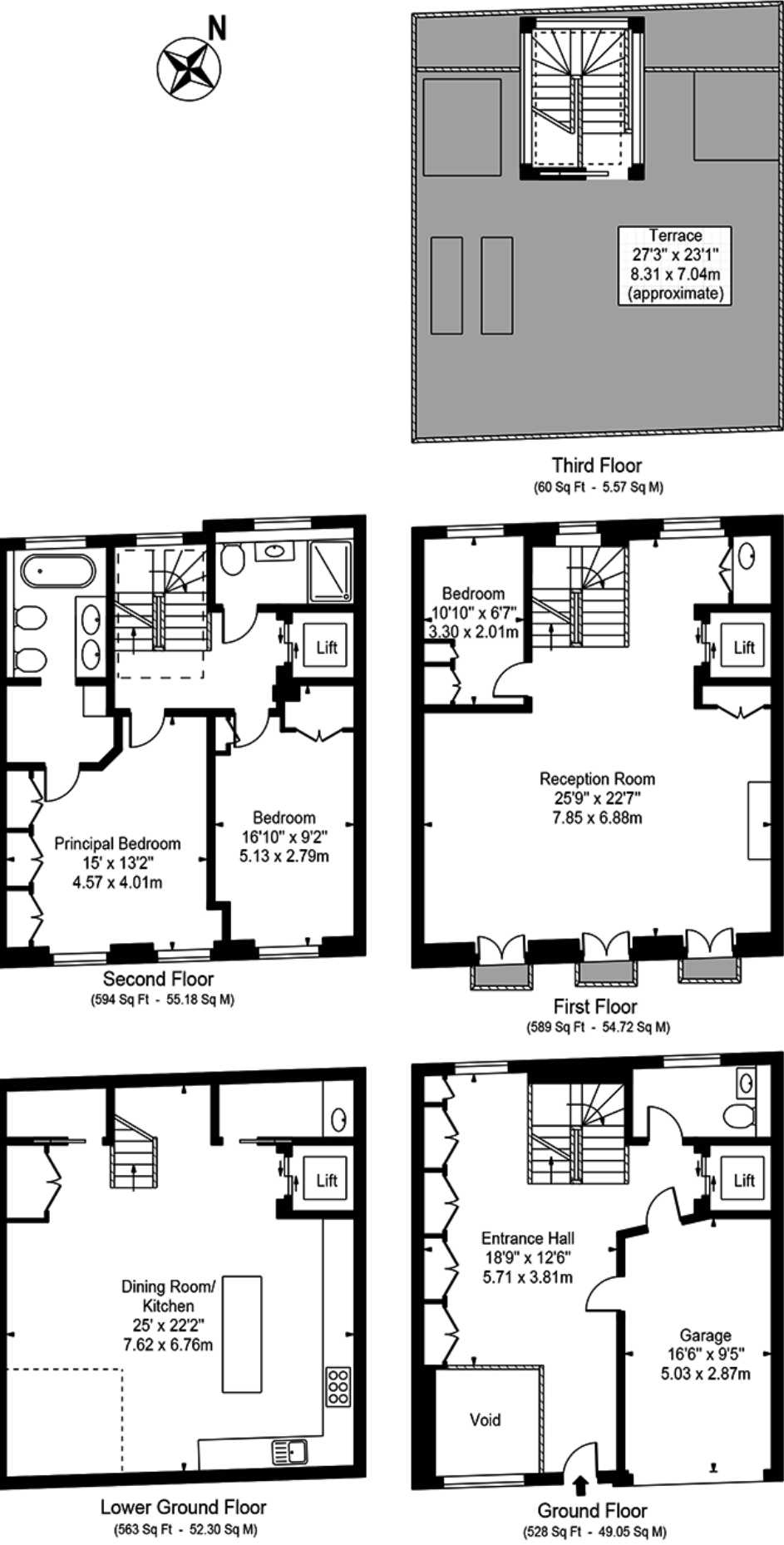
Approx. Total Internal Area 2334 Sq Ft 216.8 Sq M

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

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither OB Private nor any-one in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Eaton Mews South
Approx. Total Internal Area 2334 Sq Ft - 216.84 Sq M
(Including Garage & Excluding Void)
Approx. Gross Internal Area 2182 Sq Ft - 202.71 Sq M
(Excluding Garage & Void)
Approx. Gross Internal Area Of Garage 152 Sq Ft - 14.12 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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Location and Amenities

Location: The residence offers views of Eaton Mews South to the front and the verdant gardens of the Eaton Square residences to the rear. Situated at the threshold of Eaton Square, it occupies a coveted position in Prime Central London, mere steps away from Elizabeth Street's boutique shops, restaurants, and galleries, as well as Sloane Square and the King's Road—all within easy walking distance



x 2/3

- Principal Bedroom with dressing and En Suite Bathroom
- Bedroom 2
- Family Bathroom
- Bedroom 3 / study
- Family bathroom



x 3

- 1x En-suite bath and shower room
- 1x family bathroom room
- 1x WC



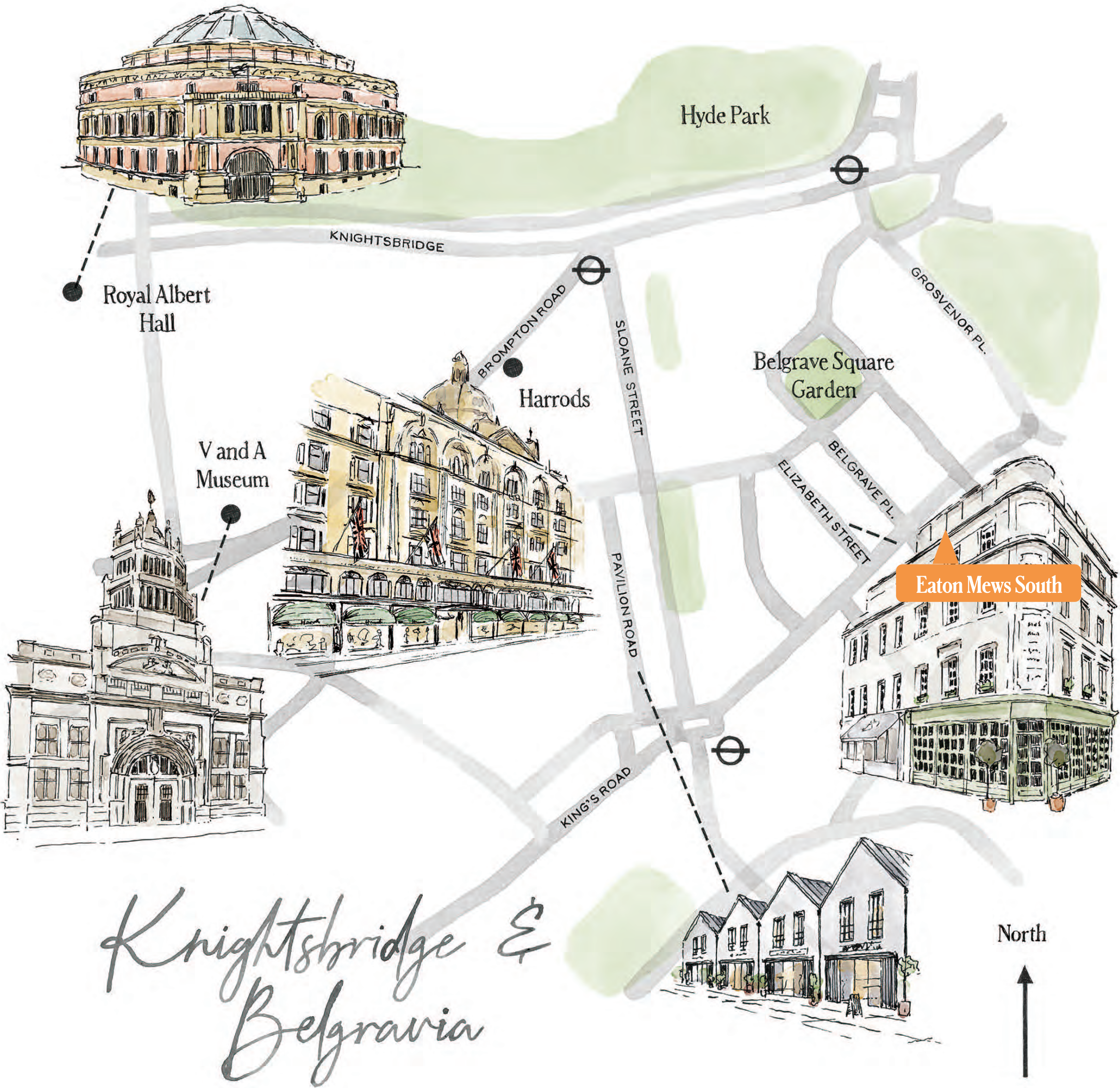
x 2334 Sq Ft

- Reception Room
- Dining room
- Open Plan Kitchen
- Roof terrace
- Garage
- AC

Tenure
Freehold

EPC
EPC = C

Guide Price
£6,500,000





Contact

WILLIAM BISHOP

SENIOR ADVISOR

LONDON

33 BRUTON STREET, MAYFAIR, W1J 6QU
WILLIAM@OBPRIVATE.CO.UK T +44 7930 958 314



HARVEY CYZER

DIRECTOR

LONDON

33 BRUTON STREET, MAYFAIR, W1J 6QU
HARVEY@OBPRIVATE.CO.UK T+ 44 7919 303 135

OBPRIVATE.CO.UK

