

EATON
SQUARE
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EATON SQUARE

A Belgravia
penthouse
of *rare scale,
style and
serenity...*



Contemporary elegance in one of
London's most prestigious squares.

A magnificent interior-designed penthouse
apartment, laterally converted across three
buildings in one of Belgravia's finest locations,
overlooking the exclusive garden square.



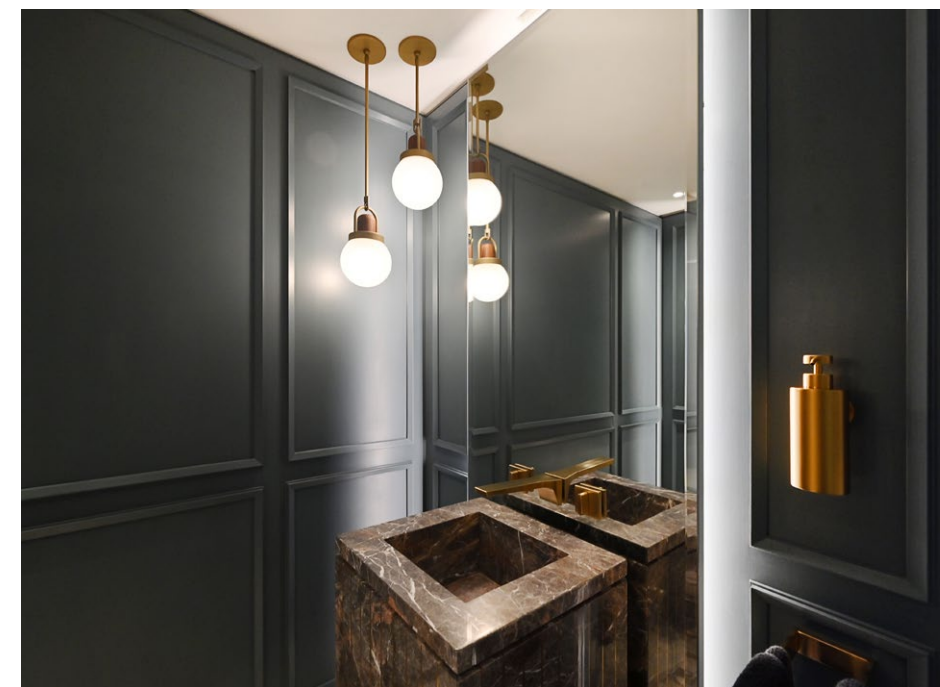
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Exceptional entertaining space



The apartment offers direct lift access and is immaculately presented in a chic, contemporary style, with modern features including underfloor heating, comfort cooling and Lutron lighting. It boasts a spacious main reception room with impressive vaulted ceilings and a private balcony, as well as a fully equipped kitchen/breakfast room separated from the reception room by a glass-panelled wall.





South-East corner position *overlooking Eaton Square Gardens*

The grand principal bedroom suite, study/ media room, reception room and balcony all overlook the beautiful private gardens of Eaton Square. There are also two further en suite bedrooms and a guest powder room.

As part of the Grosvenor Estate, the building benefits from a uniformed 24-hour porter and occupies a south-east corner position, enjoying lovely views over the gardens.



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Contemporary living, *timeless* setting



Key details

- Entrance Hall
- Reception/Dining Room
- Bespoke Kitchen/Breakfast Room
- Study/Media Room
- Three Bedrooms
- En Suite Bathroom
- Two En Suite Shower Rooms
- Guest WC
- Lift
- 24-Hour Porterage
- Direct Lift Access
- Air Conditioning



Historic grandeur, modern London at your doorstep

Eaton Square is one of Belgravia's most distinguished residential addresses, laid out in the 1820s by master builder Thomas Cubitt for the Grosvenor family. Developed on a grand scale and named after the Duke of Westminster's seat at Eaton Hall, the square is defined by its elegant white-stucco façades, formal gardens and enduring architectural harmony. Long associated with political, diplomatic and aristocratic life, Eaton Square has evolved from imposing family townhouses into some of London's most sought-after lateral apartments, while retaining its reputation as a discreet and exceptionally prestigious place to live.

Perfectly positioned in prime Central London, Eaton Square offers immediate access to the capital's finest lifestyle and cultural destinations. Residents can enjoy an exceptional selection of luxury boutiques, world-class hotels, renowned restaurants and galleries, with Knightsbridge, Mayfair, Sloane Square and Hyde Park all close at hand.



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Floorplan
Approx. Gross Internal Area
2430 Sq Ft - 225.75 Sq M
(Excluding lift & communal area)

Dimensions	Feet/Inches	Metres
Reception/Dining Room	25'11" x 23'3"	7.89 x 7.08m
Kitchen/Breakfast Room	23'10" x 13'4"	7.26 x 4.07m
Study/Media Room	16'2" x 10'9"	4.93 x 3.27m
Bedroom	21'4" x 11'10"	6.45 x 3.61m
Bedroom	14'9" x 9'5"	4.50 x 2.87m
Bedroom	12'8" x 10'8"	3.86 x 3.26m

Terms

Leasehold:
20/03/2173 (147 years)

Service Charge:
£11,150 per quarter, to include maintenance of lift & 24-hour portorage

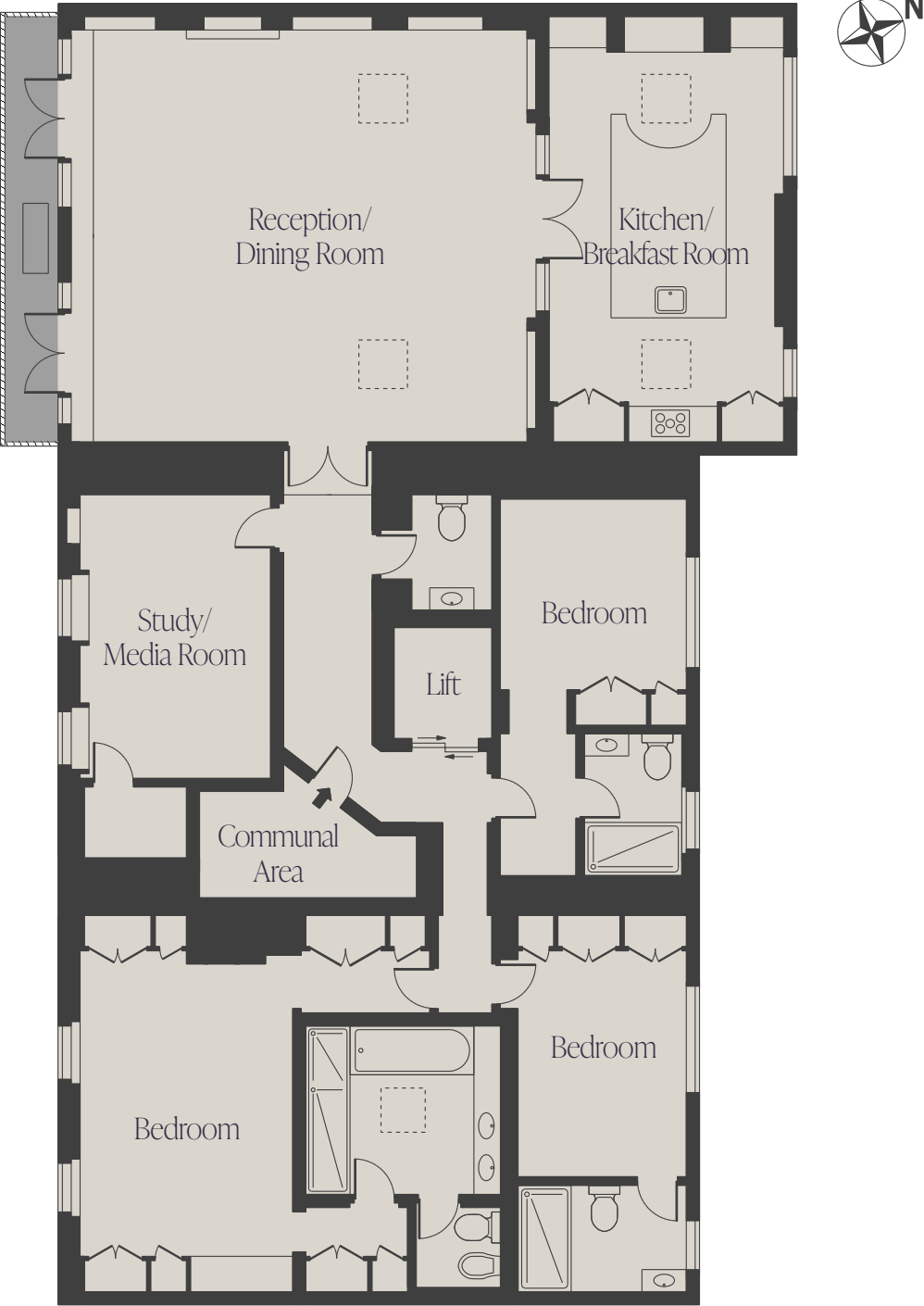
Annual Garden Charge:
£914 per annum

Ground Rent:
Peppercorn

EPC:
D

Council Tax:
Westminster Band H

Offers in excess of £6,500,000



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Viewing information

If you wish to view Eaton Square, please make arrangements via Jonathan Adams at Napier Watt or Roly Ingleby-MacKenzie at Sotheby's International Realty. Please just let us know how we can help. If you would like to discuss the property in detail before travelling, we can also arrange for a video call from the property so we can walk, talk and show you around.

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NAPIER WATT
London's Premier Property Consultants

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Important: We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.