



RUSSELL SIMPSON

Unique four-bedroom flat
with fully integrated mews
house and garage parking on
prestigious Belgravia street

EATON PLACE & ECCLESTON MEWS
BELGRAVIA SW1X

Eaton Place & Eccleston Mews Belgravia SW1X

£8,250,000

BEDROOMS 4	INTERNAL 4,095 SQ FT 380 SQ M	OUTDOOR 873 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 4		EPC D	COUNCIL TAX Band H
BATHROOMS 5		MEWS TENURE Freehold	HOUSE TENURE Share of Freehold





The Property



Exceptionally rare duplex flat with large terrace and patio garden on a sought-after address close to Sloane Square station.

Entering the property on the raised ground floor, the front hall opens onto a double reception room. The front section is occupied by an impressive reception area, while the rear section contains a dining room. High ceilings, panelled wainscoting, and ornate cornice add to the sense of elegance and grandeur.

This exceptionally rare property offers a generous duplex family flat with a fully integrated mews house. Such an unusual planning arrangement would be impossible to repeat today. The result is a spacious and sophisticated property, beautifully maintained and presented in immaculate condition.





Entertaining Spaces

The raised ground floor also contains a practical kitchen, leading through to a breakfast room. This conservatory-like space has three double French doors opening onto the terrace, meaning it is flooded with light throughout the day.





The Bedrooms

Beyond the kitchen is a generous bedroom occupying the top floor of the mews house, with vaulted ceilings and an ensuite bathroom with both shower and bath.

The lower ground floor features three more bedrooms. One of these has an ensuite bathroom with a bath and a walk-through wardrobe, another bedroom is also ensuite, while the third has a bathroom next door.





The lower ground floor also contains a study with a beautiful fireplace surround, a charming library with panelled walls, and a media room with access to the patio. A utility room, a guest WC and an additional bathroom complete this floor, along with an external storage vault.



Russell Simpson

Eaton Place & Eccleston Mews

Outdoor Spaces

The property includes a paved patio garden and a south-east facing terrace with wooden decking. Both have enough space for outdoor seating.

Furthermore, there is a garage at the rear of the property, as well as private off-street parking outside the house – a privilege for residents of Grosvenor mews streets.





The Neighbourhood

Eaton Place is a grand Belgravia address running parallel to the famous Eaton Square. It is lined with white stucco townhouses from the early and mid-nineteenth century. Over the years it has been home to several celebrated residents, including the actress Joan Collins. Meanwhile, Eccleston Mews is a picturesque and popular cobbled mews to the rear.

From here, Sloane Square underground station is a short walk away, and Victoria Station is also close. The many restaurants and shops of Knightsbridge and the King's Road are within easy reach, as well as the open spaces of Hyde Park.



APPROXIMATE INTERNAL AREA
(INCLUDING ECCLESTON MEWS)

4,095 SQ FT / 380 SQ M

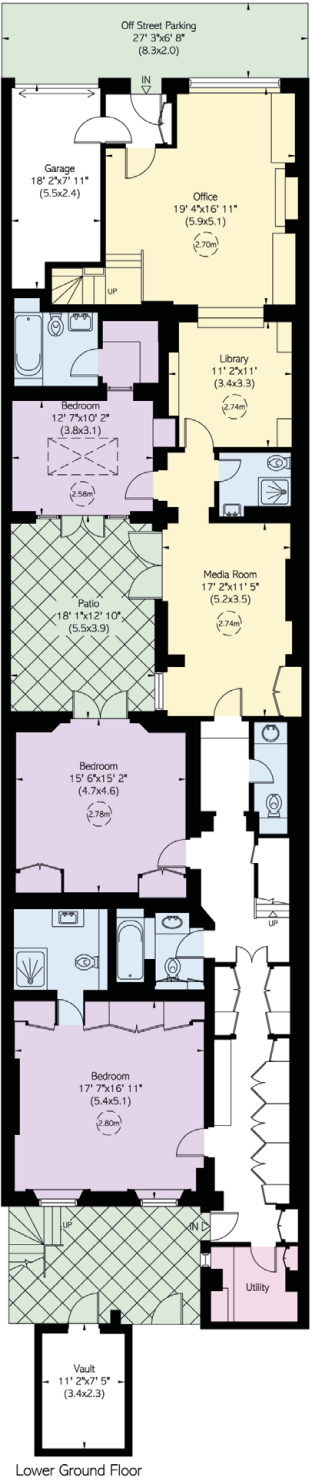
INCLUDING VAULT

78 SQ FT / 7 SQ M

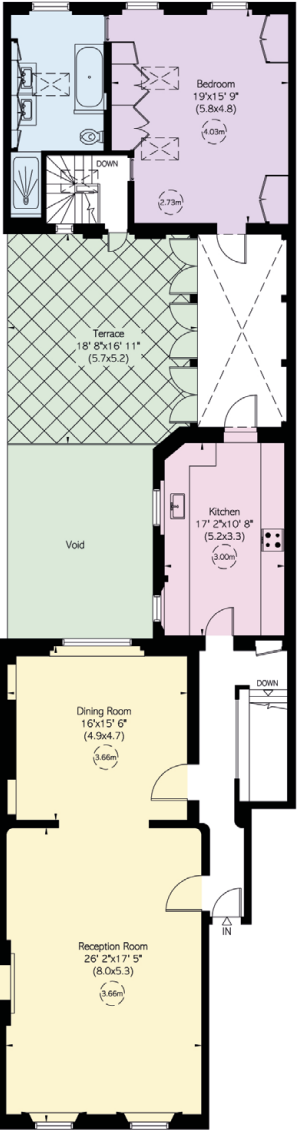
OUTSIDE AREA

873 SQ FT / 81 SQ M

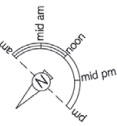
Eccleston Mews, SW1
Ground Floor



First Floor



Raised Ground Floor



RUSSELL SIMPSON

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View

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Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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