



RUSSELL SIMPSON

Sublime four-bedroom
lateral penthouse flat on
London's most prestigious
garden square

EATON SQUARE,
BELGRAVIA SW1W

Eaton Square, Belgravia SW1W

£11,950,000

BEDROOMS 4	INTERNAL 3,955 SQ FT 367 SQ M	COUNCIL City of Westminster	
RECEPTION ROOMS 1		EPC D	COUNCIL TAX Band H
BATHROOMS 3	—	TENURE Leasehold	LENGTH OF LEASE 141 years



The Property



Bright and beautiful flat with considerable storage space in a grand white stucco townhouse.

Stepping into the flat on the fourth floor, the entrance hall leads through to a generous reception room. As well as space for separate dining and seating areas, this room includes dark wooden floors and three sash windows with green views across the square. Next door is a generous kitchen with a central island and informal breakfast area.



Russell Simpson

Eaton Square





The Bedrooms

The well-proportioned principal bedroom has wide, south-facing windows, as well as an ensuite bathroom and a dressing room. There are three more bedrooms and two more bathrooms, one of them ensuite.

The property also features considerable loft space in the eaves, currently used for storage and containing a convenient utility room.





Russell Simpson



Eaton Square

The Design

The flat is decorated in a sophisticated style that blends contemporary elegance with historic grandeur. It has been recently renovated and is presented in immaculate condition.



Russell Simpson

Eaton Square





Outdoor Spaces

This penthouse property occupies the upper storey of several impressive white stucco townhouses. The building contains a lift and beautiful communal areas.

Residents have the right to access the private communal garden and tennis court of Eaton Square, among the largest garden squares in London

The Neighbourhood

Eaton Square is one of the most prestigious addresses in London. It was built by the Grosvenor family and laid out by Thomas Cubitt from 1827 onwards. Over the years it has been home to numerous statemen and aristocrats, including prime ministers and members of European royalty.

Today, the square is well located for the restaurants and shops of both Knightsbridge and Chelsea, as well as Sloane Square underground station. In addition, the open spaces of Hyde Park and Kensington Gardens are within walking distance. What's more, 24-hour security is provided by the shared porter system unique to the square.

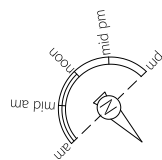


APPROXIMATE INTERNAL AREA

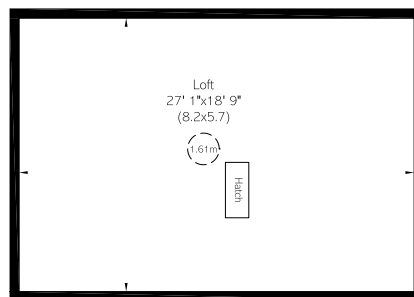
3,955 SQ FT / 367 SQ M

INCLUDING LOFT SPACES

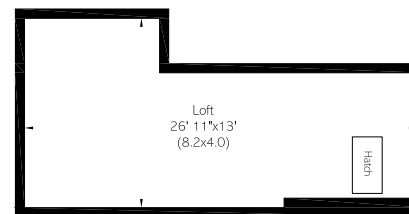
1,483 SQ FT / 137 SQ M



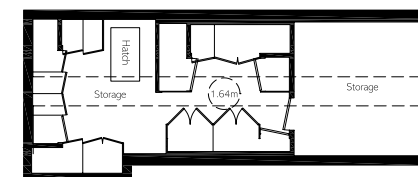
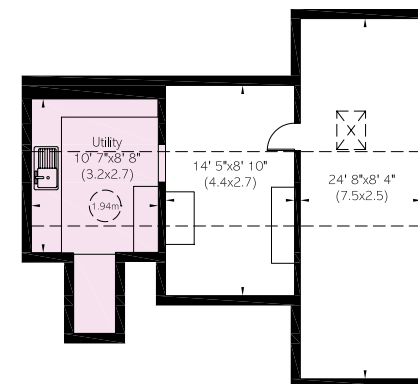
Reduced head height below 1.5m



Loft



Loft



Fourth Floor

RUSSELL SIMPSON

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Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact.
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.
Any measurements of distances referred to herein are approximate only. October 2021