

RUSSELL SIMPSON

Graceful three-bedroom penthouse
apartment with wide roof terrace and
spectacular views

EATON SQUARE
BELGRAVIA SW1W



Eaton Square
Belgravia SW1W

£7,500,000

BEDROOMS 2-3	INTERNAL 2,975 SQ FT	OUTDOOR 425 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 3	277 SQ M	EPC E	COUNCIL TAX Band H
BATHROOMS 2-3	TENURE Leasehold 95 years	GROUND RENT Peppercorn	SERVICE CHARGE -



The Property

Beautifully designed and decorated flat with communal garden access on London's most prestigious square

Stepping into the flat on the sixth floor, a large entrance hall connects the main living spaces. On one side is a wide reception room with double French doors leading out onto a roof terrace.

Opposite is an impressive dining room with a wide window. This leads through to a convenient kitchen with a central island and informal breakfast area. On the other side of the dining room is an attractive study with wooden panelling.



Eaton Square







Indoor Spaces

The flat features two bedrooms. The principal bedroom has an ensuite bathroom, a dressing area, and its own access to the roof terrace. The second bedroom is also ensuite. A guest WC completes the flat.

The property also comes with a separate, self-contained flat on the lower ground floor. This includes a bedroom, a kitchen and a bathroom, and would provide an ideal service flat or guest accommodation.

This flat is decorated in a traditional style to suit the historic setting. Its tasteful and elegant interiors have been beautifully maintained, the property benefits from air conditioning throughout.







Outdoor Spaces & The Neighbourhood

The flat includes a south-east facing roof terrace with space for outdoor dining and views across Eaton Square. It occupies the penthouse floor of a beautiful white stucco townhouse on the northern side of the square.

The terraces on this side are especially sought-after, given their grand scale and southerly aspect. This building offers two different lifts (one linking the main apartment with the lower ground floor flat), as well as a 24-hour concierge and security service shared by residents of Eaton Square. Residents also have access to the large communal gardens.

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 statesmen 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.



APPROXIMATE INTERNAL AREA

2,975 SQ FT / 277 SQ M

INCLUDING STAFF OFFICE

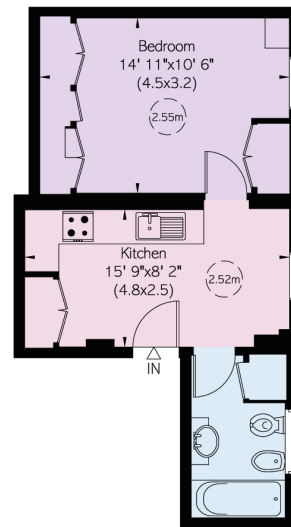
357 SQ FT / 33 SQ M

INCLUDING LIFT AREA

31 SQ FT / 3 SQ M

OUTSIDE AREA

425 SQ FT / 40 SQ M



Staff Flat
Lower Ground Floor



Sixth Floor



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