



GERALD ROAD,
BELGRAVIA, SW1W

40 Eaton Terrace
Belgravia, London
SW1W 8TS

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GERA

ROA

SW1W

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HOME FEATURES & SPECIFICATIONS

Located on the much sought after Gerald Road, a classically presented, freehold, Grade II listed house with character and warmth, creating the perfect environment for a family home in one of London's most sought after neighbourhoods.

4 BEDROOMS

2 RECEPTIONS

DINING ROOM

EN-SUITE

3 BATHROOMS

STUDY

PRIVATE TERRACE

GARDEN

CONSERVATORY

GUIDE PRICE
£5,750,000 STC

TENURE
Freehold

LOCAL AUTHORITY
City of Westminster

COUNCIL TAX
Band H



RECEPTION ROOM

The first floor is dedicated to a traditional, grand double reception room, boasting large French windows and high ceilings. This leads onto ornamental balconies, allowing an abundance of natural light.



Reception



Reception



Reception

KITCHEN/ DINING ROOM

On the ground floor of this delightful property you are greeted by an elegant, fully fitted kitchen complete with cherry wood and traditional finishings. This leads directly into the formal dining room, a perfect set up for hosting family and friends.



Kitchen



Dining Room



Principal Bedroom Suite



Principal Bedroom En- Suite

BEDROOMS & BATHROOMS

The Principal Bedroom occupies its own floor with a walk-through dressing area, leading into an en suite bathroom, offering a private and peaceful environment.

The top floor of the property boasts two further bedrooms and shower room. There is another bedroom and bathroom on the lower ground floor as well as a conservatory and another reception room leading out onto a patio garden.

PRIVATE TERRACE/GARDEN



Roof Terrace



As well as the patio garden, located between the first and second floors, you can also find a generously sized roof terrace, the perfect sun trap.

Roof Terrace



18

16

14



FLOOR PLANS & EPC

APPROXIMATE GROSS INTERNAL AREA

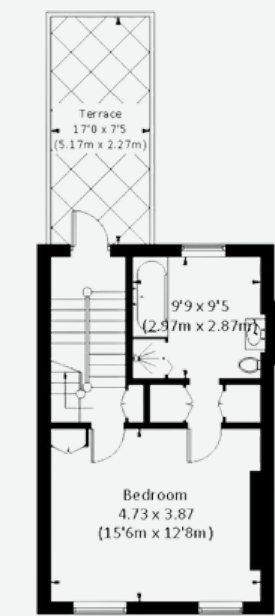
2,554 Sq Ft / 237.3 Sq M

EPC RATING

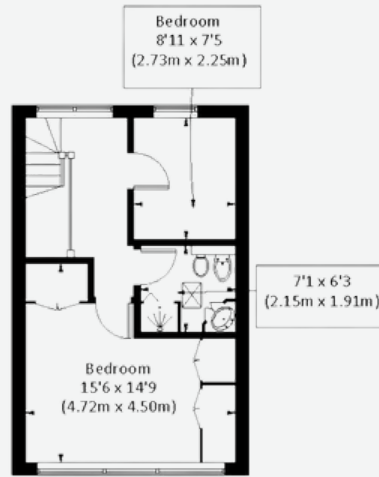
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Certificate No.

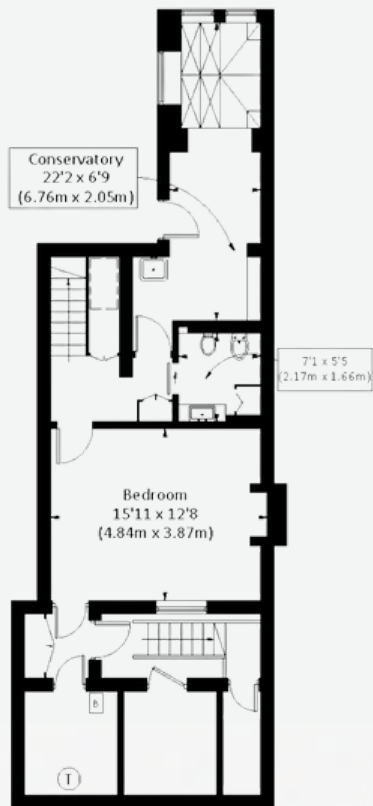
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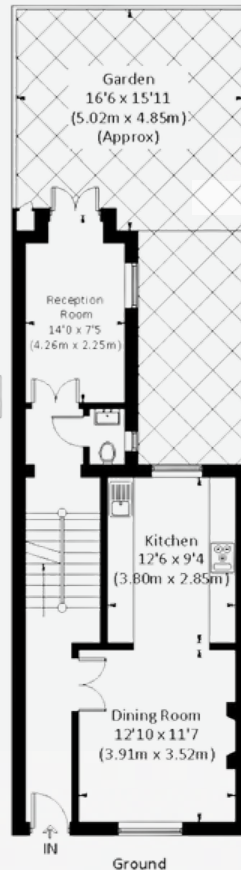
Second Floor
(401 Sq Ft.)



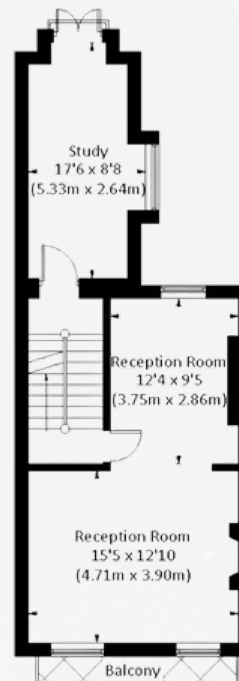
Third Floor
(398 Sq Ft.)



Basement
(678 Sq Ft.)



Ground Floor
(537 Sq Ft.)



First Floor
(540 Sq Ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Belgravia exudes sophistication with its elegant, historic architecture and upscale amenities. Just around the corner, you'll find Elizabeth Street, known for its charming village atmosphere, characterised by cobblestones, local bakeries, cafes, boutiques and restaurants. The neighbourhood captures the essence of luxury living with a real sense of community in the heart of London.

Gerald Road is eligible, subject to application and a nominal fee, for access to the 5-acre Belgrave Square gardens & tennis courts. Battersea Park is just across the river and Hyde Park, St. James' Park and Green Park are also nearby.

RESTAURANTS

OLIVETO

61 Elizabeth St
SW1W 9PP

THOMAS CUBITT

44 Elizabeth St
SW1W 9PA

GROCERIES

BAYLEY & SAGE

141 Ebury St
SW1W 9QW

WAITROSE

27 Motcomb St
SW1X 8GG

CAFES & BAKERIES

TOM TOM

114 Ebury St,
SW1W 9QD

POILANE

46 Elizabeth St,
SW1W 9PA

SCHOOLS

EATON SQUARE SCHOOL

55-57 Eccleston Square,
SW1V 1PH

FRANCIS HOLLAND

39 Graham Terrace
SW1W 8JF

SHOPPING

ELIZABETH STREET

260 yards

KINGS ROAD

0.7 miles

TRANSPORT LINKS

VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

SLOANE SQUARE

District & Circle Lines



BELGRAVIA





Details Prepared February 2024

GET IN TOUCH

CONTACT INFORMATION

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