



EATON TERRACE,  
BELGRAVIA VILLAGE, SW1W



# EATON TERRACE SW1

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# HOME FEATURES & SPECIFICATIONS

Located on the sought-after Eaton Terrace in Belgravia, this elegant six-bedroom home offers classic London living in a prestigious setting. The property is arranged over several floors and blends refined period features with thoughtful modern touches, creating a home that is both impressive and practical.

**6 DOUBLE BEDROOMS**

**8 BATHROOMS** (incl. Studio & 1 bedroom flat)

**2 RECEPTION ROOMS**

**DINING ROOM**

**KITCHEN** (and secondary Kitchen)

**ROOF TERRACE**

**PRIVATE PARKING**

**LIFT**

**LOWER GROUND FLOOR  
STUDIO FLAT**

**LOWER GROUND FLOOR 1  
BEDROOM FLAT**

**ACCESS TO BELGRAVE  
SQUARE GARDENS**

Subject to availability by separate arrangement with Grosvenor Estate

**PRICE**  
£7,500,000 STC

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
City of Westminster

**COUNCIL TAX**  
Band H



# KITCHEN & RECEPTIONS

The house benefits from a series of elegant reception and dining rooms that are well-suited for both formal entertaining and relaxed family living. These spaces retain a timeless character with high ceilings and traditional detailing.

The main kitchen is designed with daily living in mind, featuring modern appliances and ample storage, while a secondary kitchen offers additional flexibility—ideal for entertaining or staff use.







Reception



# BEDROOMS & BATHROOMS

There are six generously sized double bedrooms spread across the upper floors and eight well-appointed bathrooms, with several en-suite arrangements. .



Principal Bedroom





Second Bedroom

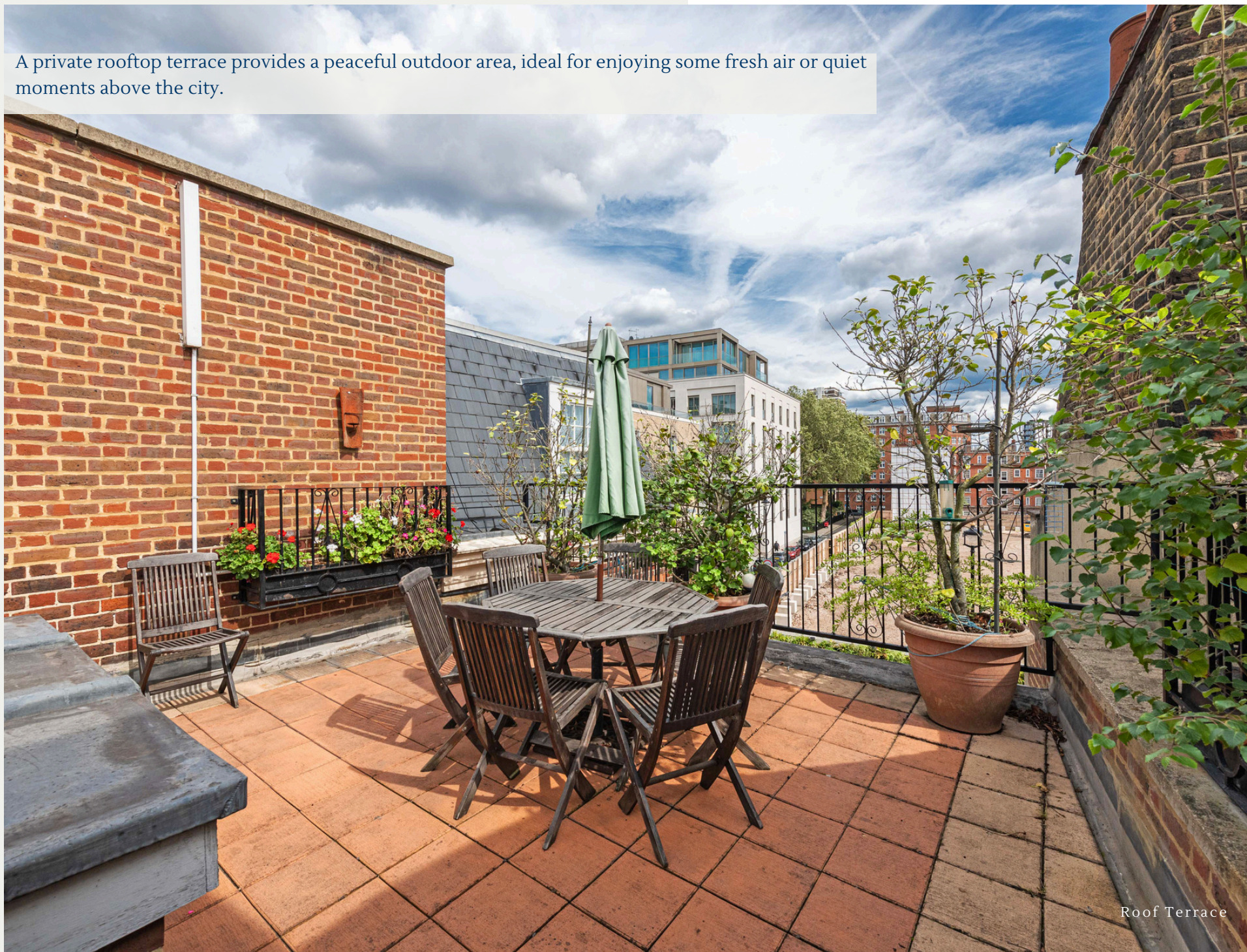




Third Bedroom



A private rooftop terrace provides a peaceful outdoor area, ideal for enjoying some fresh air or quiet moments above the city.



Roof Terrace



On the lower ground floor, a self-contained apartment includes its own bedroom, reception room, and terrace, while a separate studio flat offers further versatility for guests, staff, or home working. A lift connects the lower ground to the first floor, enhancing accessibility throughout the home.





# FLOOR PLANS & EPC

APPROX. FLOOR AREA = 4,519 sq ft / 419.8 sq m (Including Lift)

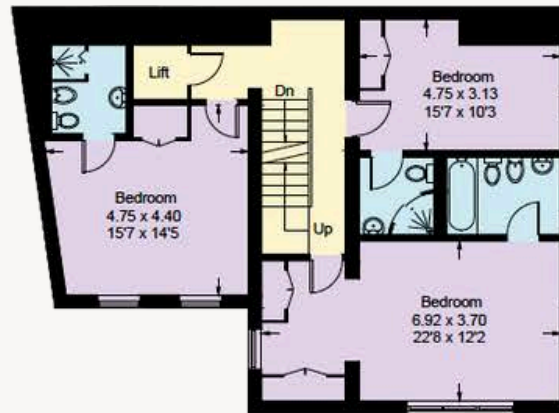


## EPC RATING

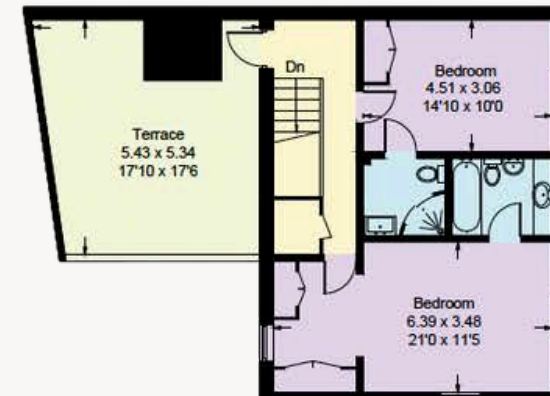
D

0723-2882-7187-9496-7971

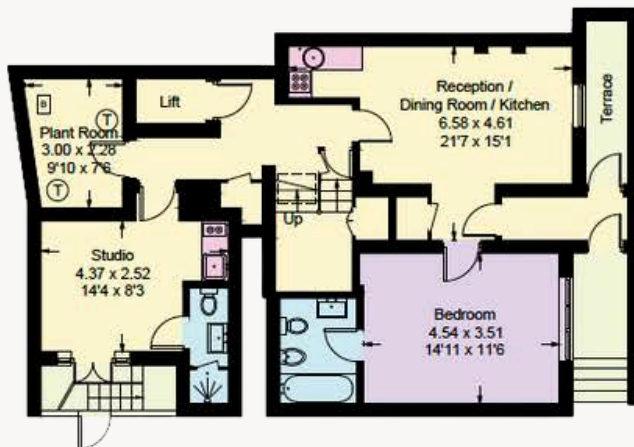
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



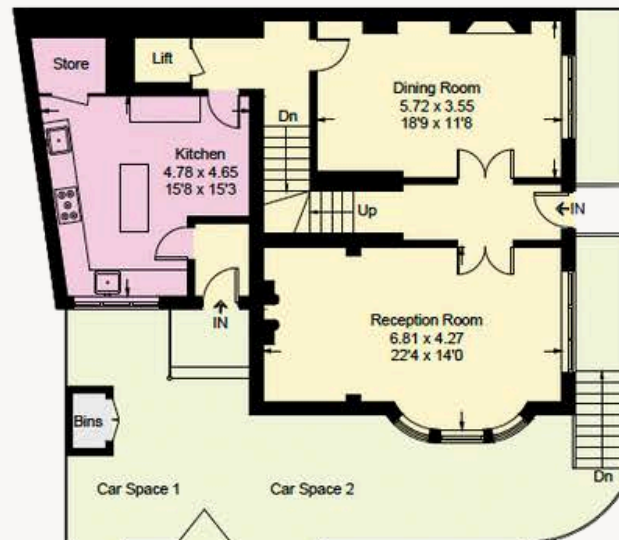
SECOND FLOOR



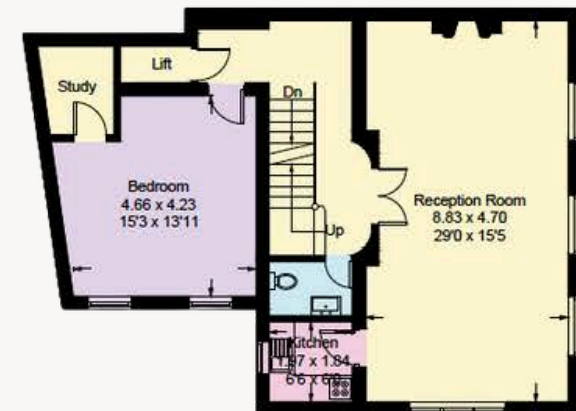
TOP FLOOR



LOWER GROUND FLOOR



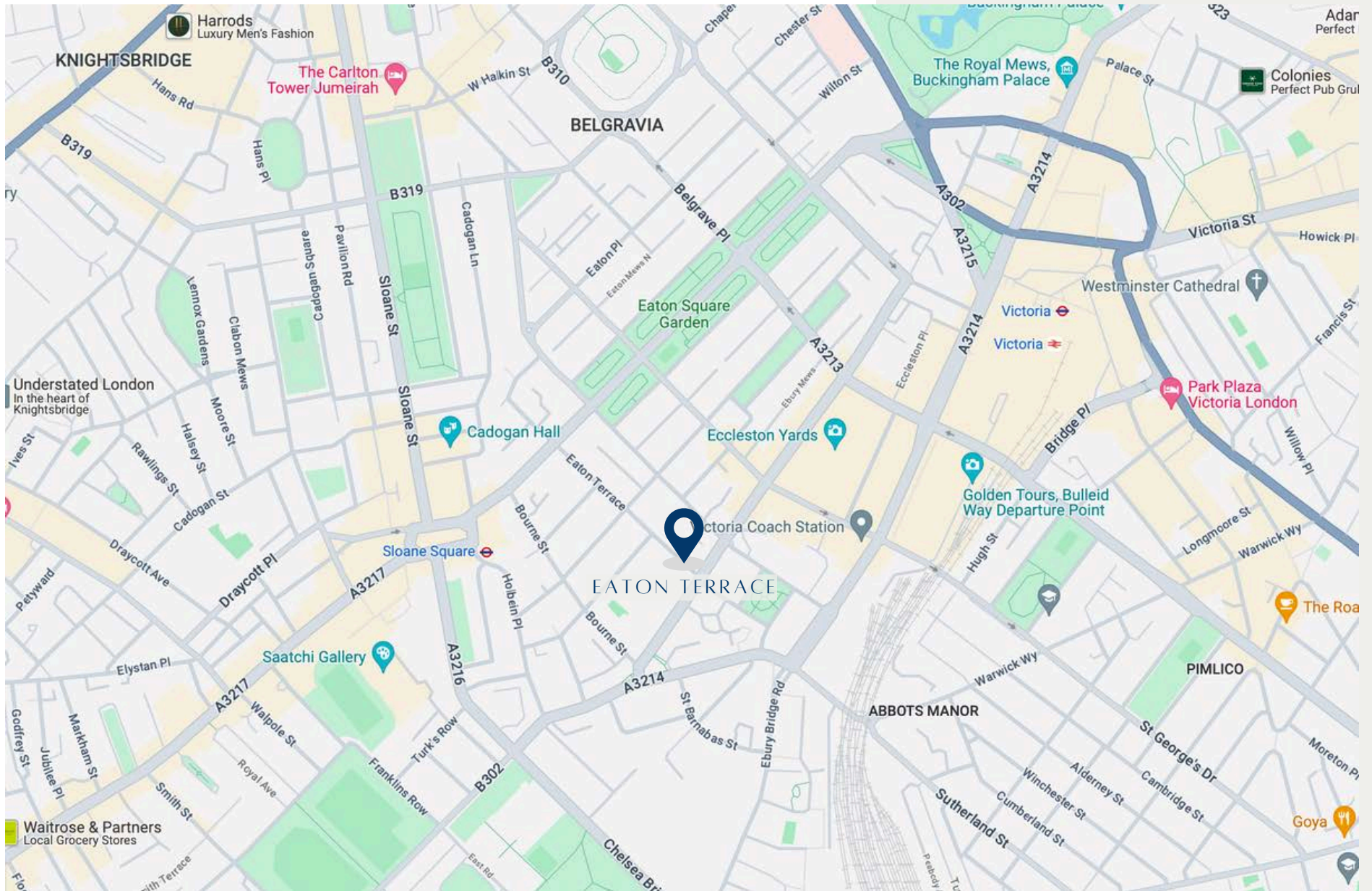
GROUND FLOOR



FIRST FLOOR



# LOCATION & MAP





# 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.

Eaton Terrace is also eligible upon application for access to Belgrave Square gardens and tennis courts for a nominal fee. Battersea Park is just across the river and St. James' Park, Hyde 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

100 yards

### KINGS ROAD

0.3 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 Created May 2025

## GET IN TOUCH

### CONTACT INFORMATION

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