



# EATON PLACE

BELGRAVIA SW1X



An iconic Belgravia duplex penthouse with exceptional natural light throughout and a spectacular roof terrace.







Duplex penthouse

Lift access

Corner apartment with excellent light throughout

High ceilings

Spacious private roof terrace

Prestigious Belgravia address

Air conditioning

Porter

#### DESCRIPTION

Nestled in the heart of Belgravia, this exquisite corner duplex penthouse on Eaton Place occupies the top two floors of a white stucco-fronted building. The residence benefits from a private roof terrace offering sweeping views of Belgravia.

The third-floor features three-metre-high ceilings, a double-reception room with three sash windows, bespoke library joinery and elegant marble fireplaces, leading to a formal dining room and a well-appointed Shaker-style kitchen. The kitchen includes oak worktops, bespoke cabinetry and integrated Gaggenau appliances. A study and guest cloakroom complete the first level.

On the upper floor, three bedrooms and three bathrooms offer exceptional comfort. The principal bedroom suite includes a vaulted ceiling, walk-in dressing area and a luxurious bathroom with a freestanding sculptural bath and walk-in shower.

The top floor boasts a spacious private roof terrace with gorgeous views over Belgravia.







#### ACCOMMODATION

- Reception room
- Dining room
- Kitchen
- Study
- Principal bedroom with en-suite bathroom
- Walk-in wardrobe
- Second bedroom
- Third bedroom
- Shower room
- Family bathroom
- Roof terrace

#### LOCATION

Located on a highly desirable Belgravia address, Eaton Place lies parallel to Eaton Square and is just a short walk from Sloane Square, Knightsbridge and Hyde Park.

#### TERMS

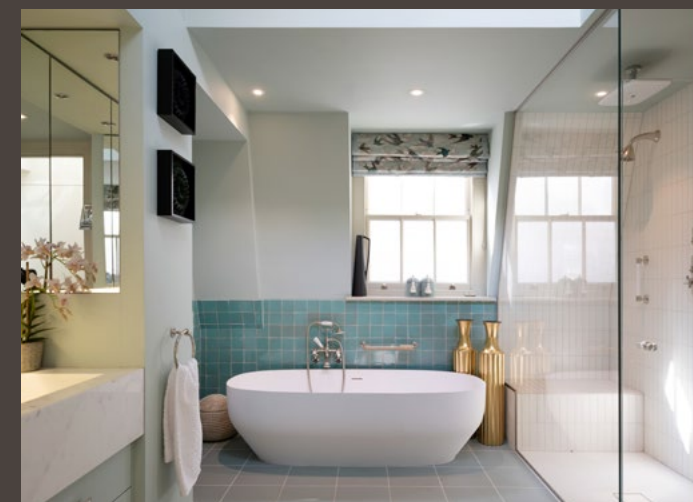
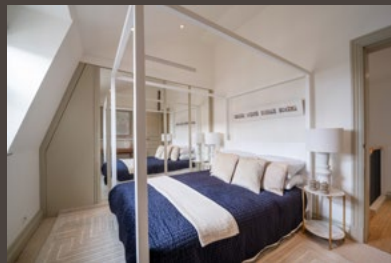
Tenure Leasehold, expires 2125

Asking Price £6,950,000 STC

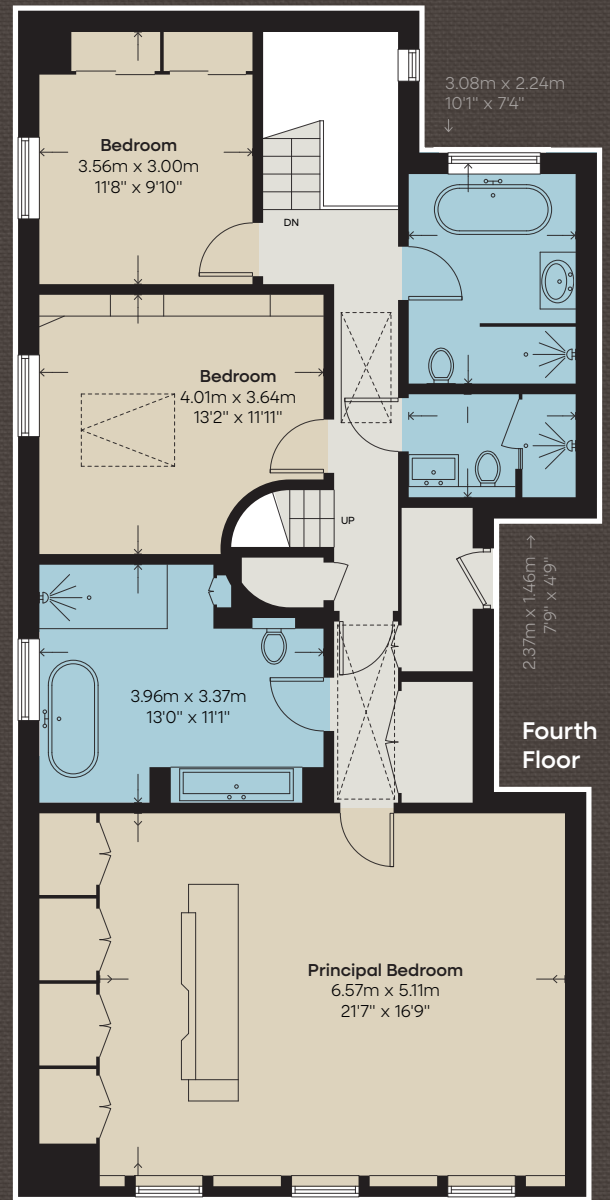
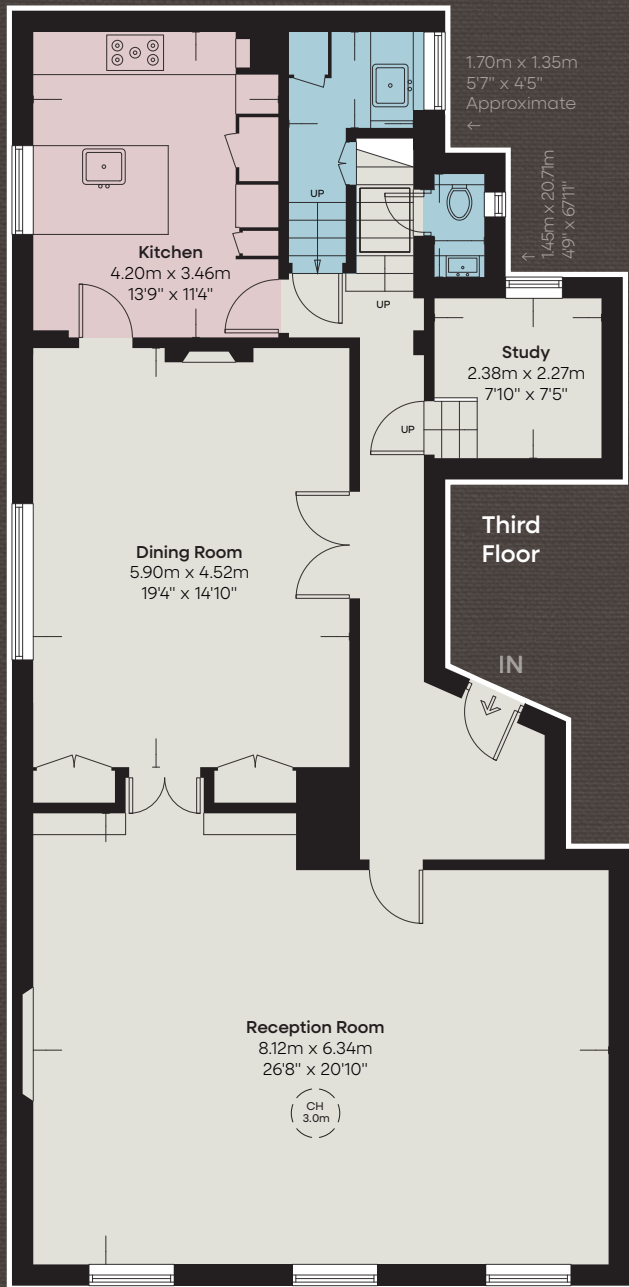
Local Authority Westminster City

Council Tax Band H

EPC Rating C







#### Approximate Gross Internal Area

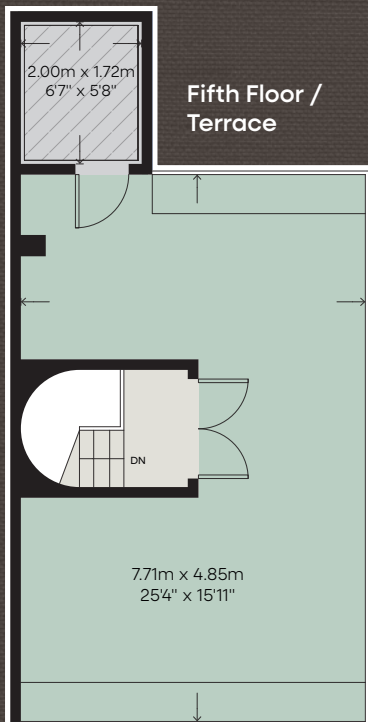
2,552 sq ft / 237.1 sq m

#### Restricted Height

45 sq ft / 4.2 sq m

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

This plan has been supplied to The Brochure by Beauchamp Estates



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21/01/25 BEAU-250115-02-GG

**BEAUCHAMP  
ESTATES**

**+44 (0)20 7499 7722**

Beauchamp Estates Head Office  
24 Curzon Street  
Mayfair, London W1J 7TF  
londonsales@beauchamp.com  
beauchamp.com