

EATON PLACE

BELGRAVIA SW1X





A MAGNIFICENT CORNER
WHITE STUCCO-FRONTED
HOUSE LOCATED ON
A HIGHLY DESIRABLE
BELGRAVIA STREET



EATON PLACE

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This distinguished Grade II listed residence commands a prime position at the corner of Eaton Place and Lyall Street. A home of rare refinement, it offers grand reception rooms for formal entertaining, exceptional bedroom accommodation, and fantastic leisure facilities, including a private swimming pool complex and terrace.



KEY FEATURES

- Lift to all floors
- Swimming pool
- Gym & spa
- Two balconies
- Terrace
- Air conditioning
- Lutron & Crestron systems
- Separate staff staircase

Designed for sophisticated living, the residence features an opulent reception room with intricate corning, a marble fireplace, and full-height windows. The formal dining room is enhanced by a statement chandelier and bespoke cabinetry, while a club library, snug, and informal reception provide further lounge areas. Two balconies and a terrace offer private outdoor retreats.

ACCOMMODATION

- Formal reception
- Informal reception
- Study
- Library
- Dining room
- Kitchen
- Swimming pool
- Gym
- Steam room
- Second kitchen
- Security room
- Principal bedroom with ensuite
- Two dressing rooms
- Five further ensuite bedrooms
- Third dressing room
- Utility room
- Two balconies
- Roof terrace
- Courtyard





The principal suite boasts a grand dressing room and an elegant ensuite, complemented by five further ensuite bedrooms. The wellness facilities include a swimming pool, gym, and steam room. A lift serves all floors, with a separate staff staircase ensuring seamless discretion. Advanced home automation, air conditioning, and multiple kitchens elevate the utility of this exceptional property.

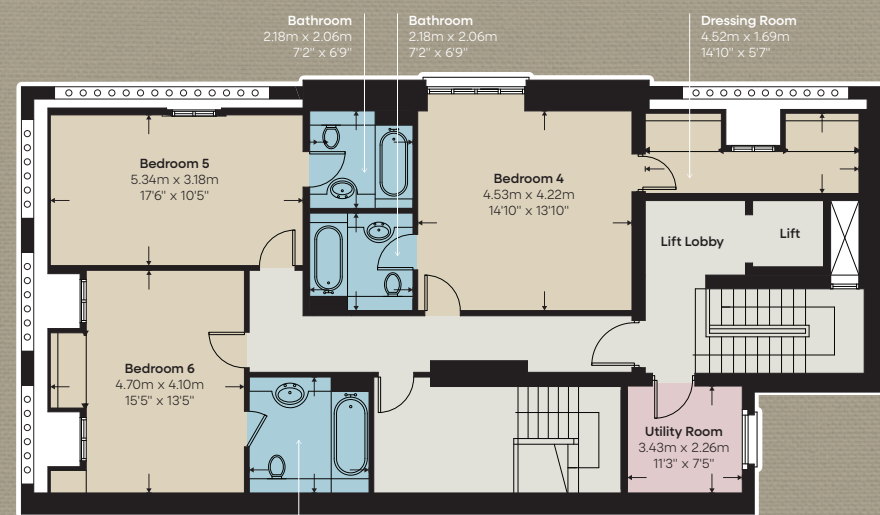
LOCATION

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.

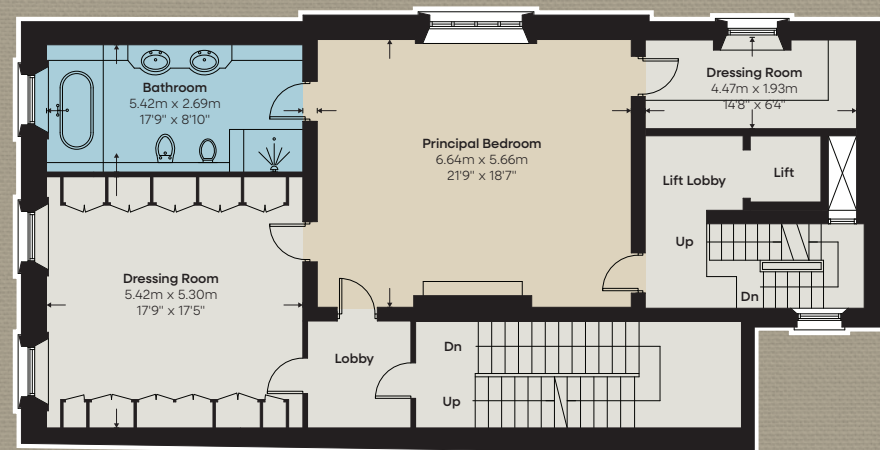
TERMS

Guide Price: £39,000,000
Tenure: Freehold
Council Tax: Band H

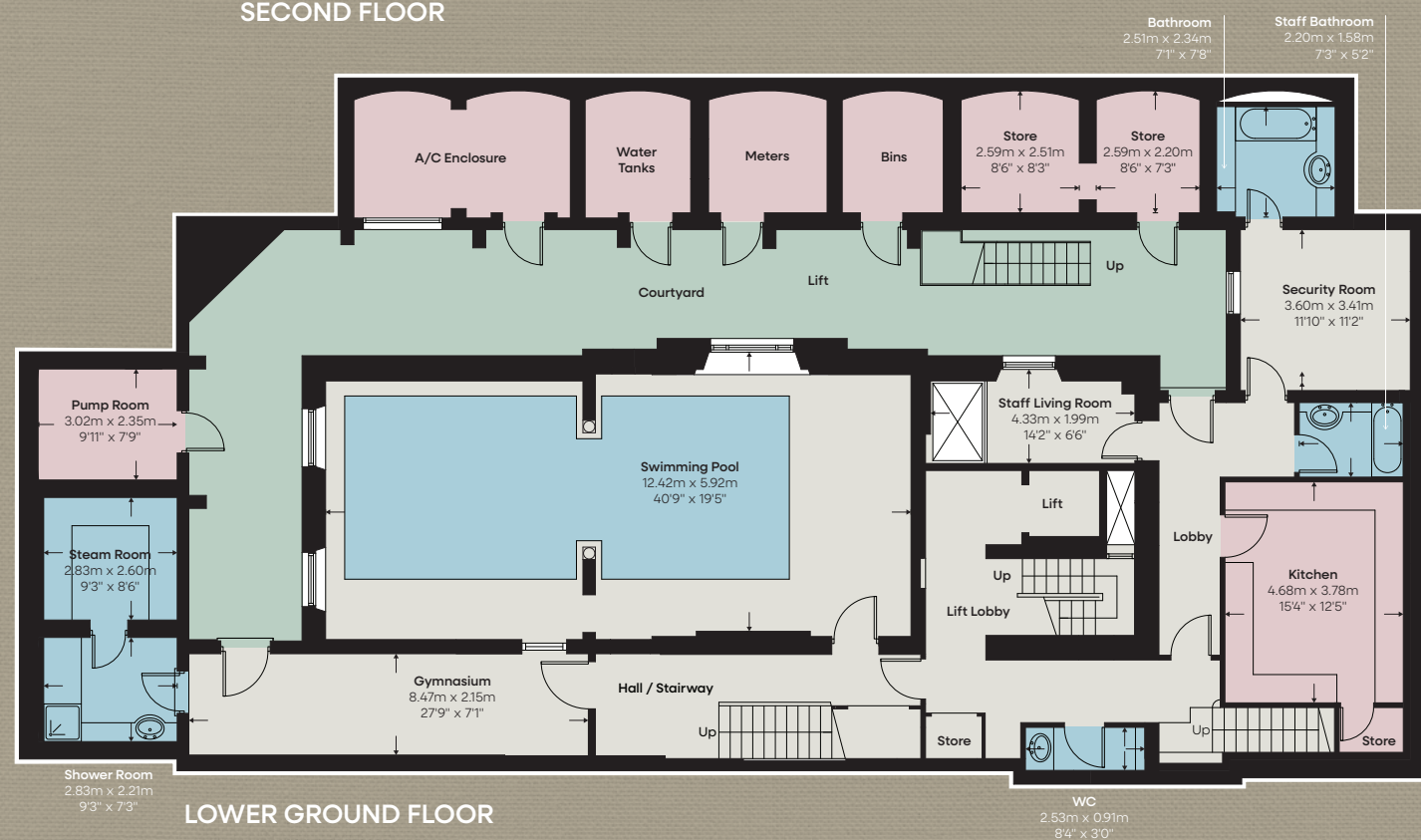




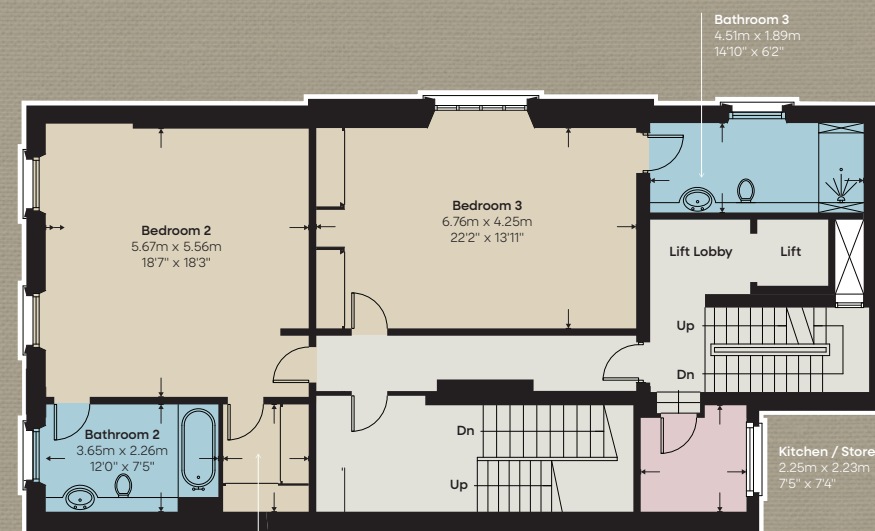
FOURTH FLOOR



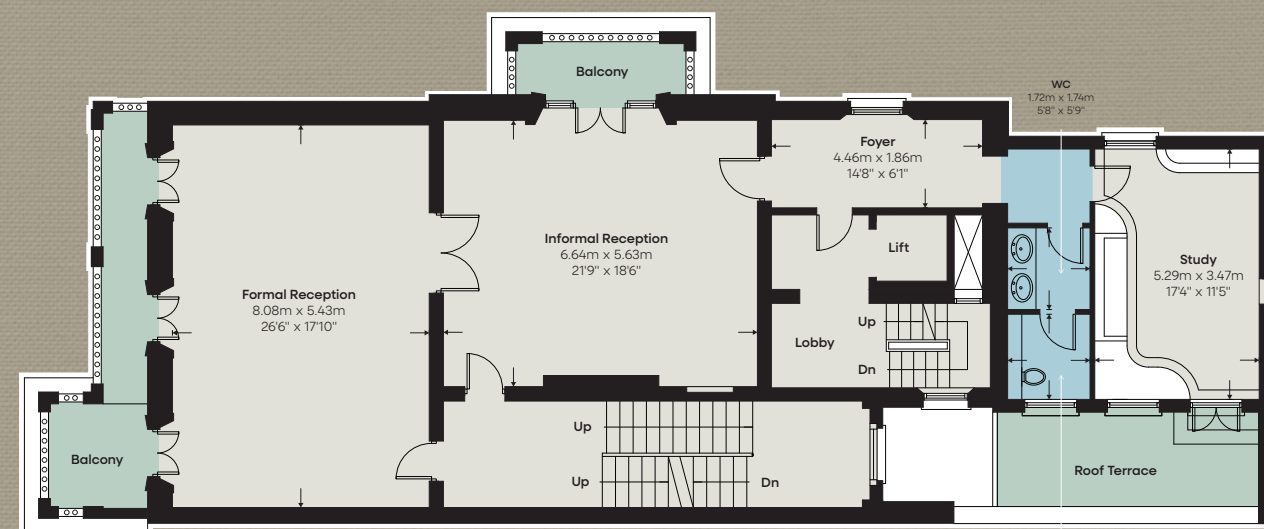
SECOND FLOOR



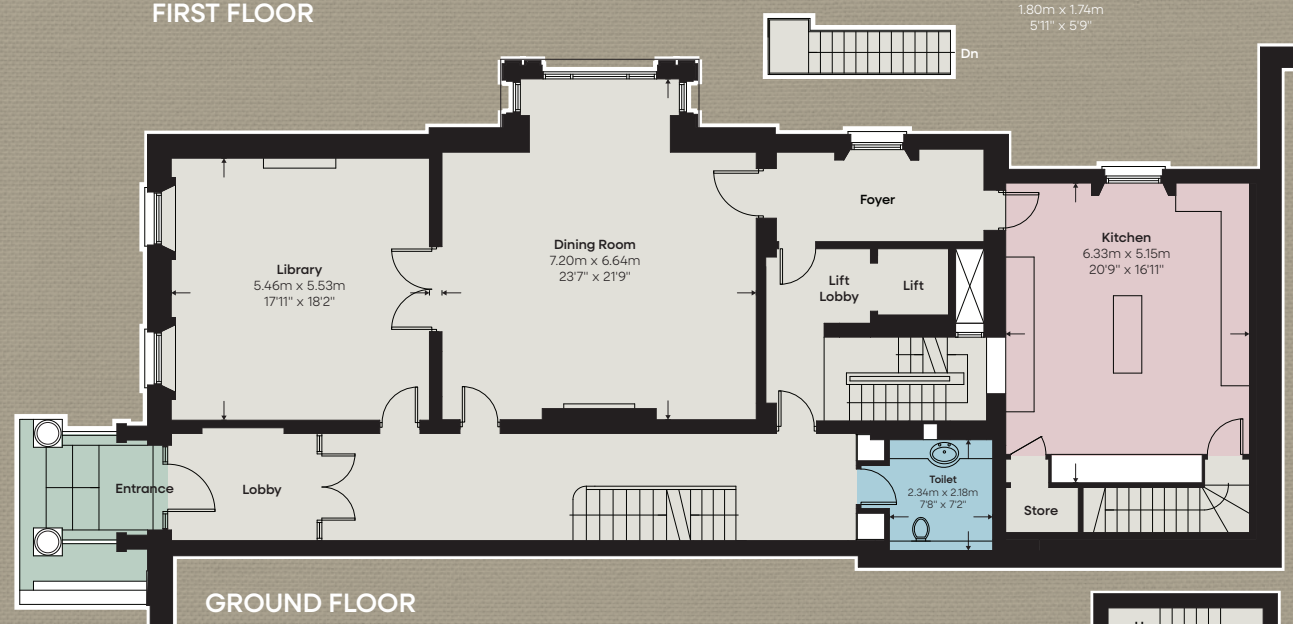
LOWER GROUND FLOOR



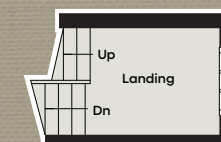
THIRD FLOOR



FIRST FLOOR



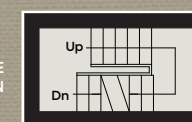
GROUND FLOOR



THIRD FLOOR
HALF LANDING

**Approximate Gross
Internal Area**
11.341 sq ft
1.053.6 sq m

Outbuilding
428 sq ft
39.8 sq m



MEZZANINE
PLAN



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