



EATON PLACE

BELGRAVIA SW1X

A spectacular stucco fronted maisonette located on Eaton Place in the heart of Belgravia.

Meticulously refurbished to an exceptional standard, this immaculate four bedroom apartment has been beautifully redesigned to create a sense of luxury and sophistication. Boasting substantial room sizes and impressive ceiling heights, this larger than average apartment has been further extended to create a unique living space with ample room for entertaining.

Tastefully decorated in a signature colour palette of natural taupe and oyster, the grand drawing room and dining room provide elegant living areas with exceptional volume, ideal for entertaining.

The unique Principal bedroom suite is furnished to the highest standards and features an incredible walk-in wardrobe of generous proportions. With French doors opening onto courtyard gardens on both sides, the room is showered in natural light, creating a peaceful haven of serenity.

The kitchen is entirely bespoke and features Gaggenau appliances and an eye catching marble centrepiece, further complemented by brass fittings. An exceptional terrace off the kitchen provides the perfect space for private alfresco dining.

The apartment has been finished to the highest specification and further features include herringbone hardwood flooring to the reception and dining rooms, marble surround fireplaces, underfloor heating, comfort cooling and Lutron lighting throughout, to provide a high level of luxury and comfort perfectly designed for modern day living.

Located just to the north of Eaton Square and south of Belgrave Square, Eaton Place is considered to be one of the finest addresses in Belgravia. The property provides excellent transport links, with Sloane Square, Victoria and Knightsbridge underground stations all being within walking distance. This luxurious apartment is also in close proximity to the wealth of famous shops, bars and restaurants of Knightsbridge and the Kings Road.





GROUND FLOOR

- Entrance hall
- Formal reception room
- Dining room
- Cloakroom
- Powder room
- Utility room
- Kitchen
- Terrace

LOWER GROUND FLOOR

- Courtyard garden one
- Principal bedroom with dressing room and en suite bathroom
- Courtyard garden two
- Bedroom two with walk-in wardrobe and en suite shower room
- Bedroom suite three with en suite shower room
- Bedroom four with en suite shower room
- Storage room
- Courtyard
- Vault

TERMS

Asking price: £9,950,000
Tenure: Leasehold, expiring 15 December 2125
Service Charge: £7,500
EPC: Rating D
Local authority: City of Westminster
Council Tax: Band H



AUDIO VISUAL

- Audio/video system designed to allow for a range of sources to be listened to and watched in all principal rooms
- Full Cat 6 cabling throughout, suitable for the purchaser's individual audio visual and IT requirements
- Central control of the system via a wall touch panel located in the entrance hall
- Ability for iPads to be added to the system to allow roaming control of all AV zones within the property
- HD video distribution system
- Speakers to principal rooms and infrastructure provided to other rooms
- Surround sound system in the formal reception room
- Dedicated ventilated AV room with professional racking
- TV distribution installed ready for connection to the purchaser's
- chosen supply

TELEPHONE & DATA SYSTEM

- Phone and data points in all principal rooms
- Wi-Fi coverage provided by enterprise class access points throughout the property

LIGHTING

- Fully programmable Lutron system with the ability to create various lighting scenes
- User friendly keypad interface that can be modified and reprogrammed to end user requirements
- International see-touch keypads installed in each room for individual control

COOLING, HEATING & VENTILATION

- Comfort cooling and heating system in all principal rooms, including all guest bedrooms
- Full control of BMS comfort cooling and heating system via wall touch panel
- Underfloor heating throughout with localised sensors and thermostats
- Heated towel rails in all en-suite bathrooms
- Extractors in kitchen and all en-suite bathrooms

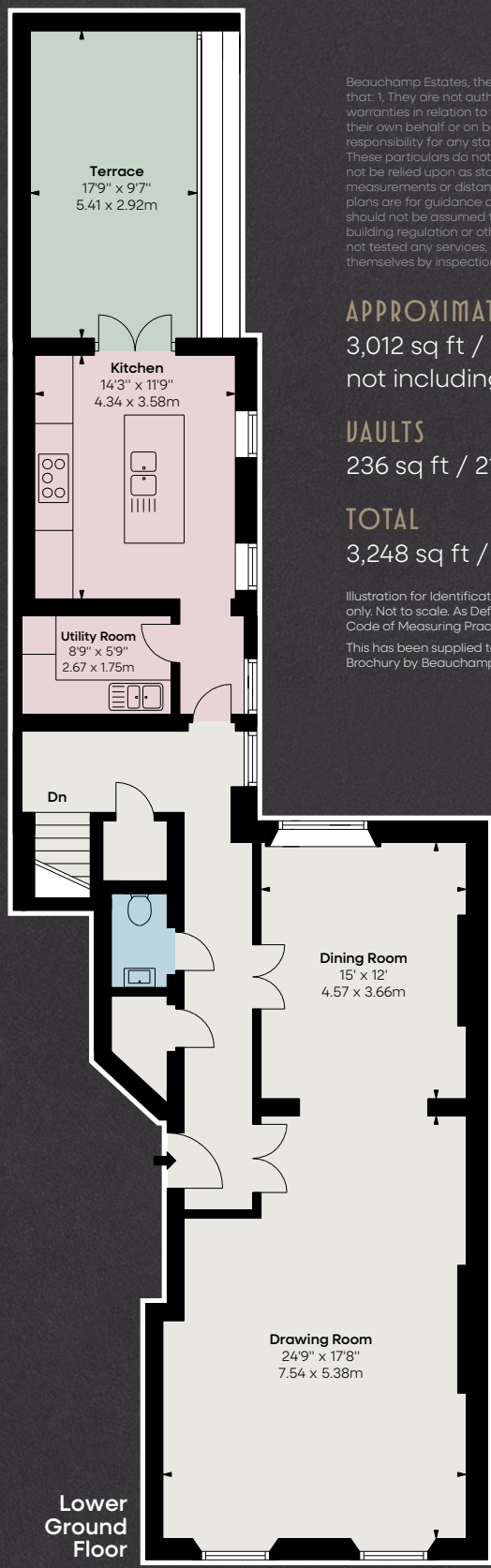
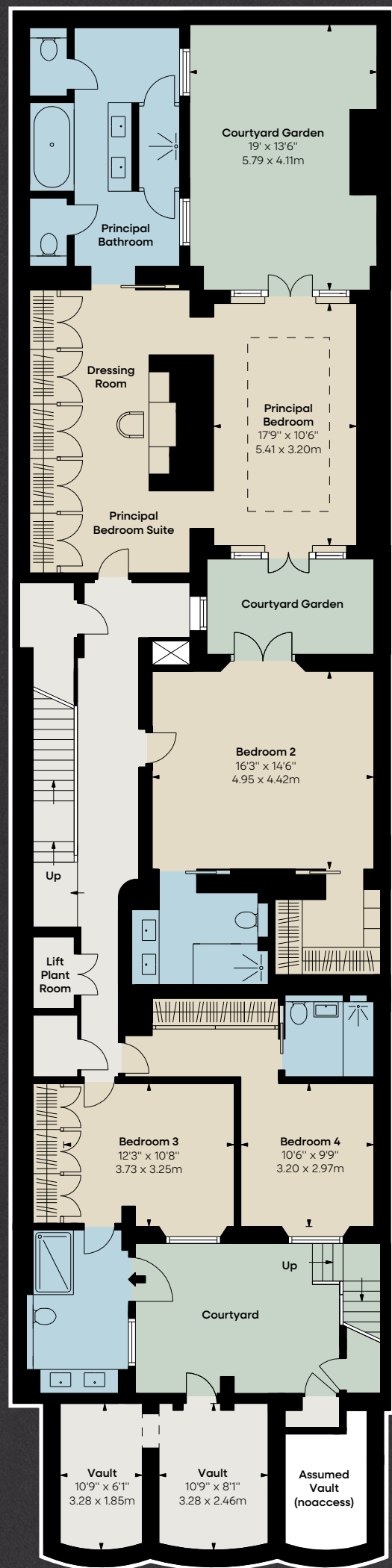
SECURITY & ACCESS

- Intruder alarm installed with police monitoring if required
- Infrastructure for panic buttons in key locations
- Movement detectors in circulation areas and entry points to the apartment

ADDITIONAL INFO

- Principal bedroom with large walk-in wardrobe, dressing area and en-suite bathroom with his and hers sinks and toilets and large walk-in shower
- Bedroom two with en-suite shower room and separate walk-in wardrobe
- Two further bedrooms with en-suite shower rooms
- Kitchen with separate utility room
- Powder room on ground floor
- Working fireplaces in both the reception and dining rooms
- Two courtyard gardens and an additional courtyard at lower ground level and a further terrace at ground level





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APPROXIMATE GROSS INTERNAL AREA

3,012 sq ft / 279.82 sq m
not including lift plant room

VAULTS

236 sq ft / 21.93 sq m

TOTAL

3,248 sq ft / 301.75 sq m

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