



Eccleston Square  
Pimlico SW1

**M**askells



An imposing 6-bedroom townhouse of almost 6,000 sq ft, positioned on a sought-after garden square, moments from the world class amenities that Pimlico, Belgravia and the wider area have to offer.



## Accommodation and Amenities

- FREEHOLD HOUSE
- COMMUNAL GARDEN ACCESS
- GRAND PROPORTIONS
- DOUBLE DRAWING ROOM
- EXCELLENT LOCATION

First laid out by Thomas Cubitt in the 1830's, forming a key part of what he referred to as "South Belgravia", Eccleston Square is one of the finest addresses in Pimlico. The house offers expansive accommodation and grand proportions, with views over and access to the most attractive communal gardens, including a resident's tennis court. There are two principal reception rooms and of particular note is the double drawing room on the 1st floor, offering ceiling heights of over 3.6m, two sets of French doors leading out onto a full-width balcony. In addition, there are further auxiliary reception rooms which can be used as a library, study and playrooms as needs require.

There is an excellent master bedroom with en-suite bathroom and dressing room which occupies the entire second floor. Above are 4 further bedrooms and 4 bathrooms with one of these rooms offering a unique vaulted ceiling and would make for an excellent children's playroom. In the lower ground floor, there is a self-contained apartment that would be perfect for a nanny, or guest accommodation.

Eccleston Square is a prime Westminster address within easy reach of landmark amenities in the immediate area and also across central London. The house is within easy reach of Westminster, St James and Belgravia, with Elizabeth Street being 0.4 miles away. Victoria Station, providing access to the underground and overground services is also 0.4 miles away.

NB – our clients also own the adjoining mews house to the rear which can be purchased through separate negotiation.



## APPROXIMATE FLOOR AREA

545.4 sq m / 5,871 sq ft  
 Plant room 13 sq m / 140 sq ft  
 Total 558.4 sq m / 6,011 sq ft  
 Included Limited Use Area 11.8 sq m / 127 sq ft



## TERMS

Asking Price £5,500,000

Tenure Freehold

EPC E

Council Tax Band H

Local Authority City of Westminster

NB – Some images in this brochure have been enhanced using photo-realistic 3D rendered interior imagery.

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