



Eaton Square

BELGRAVIA · LONDON SW1W

PRESENTED BY FORTUNA AND CO.

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THE VIEW FROM THE WINDOWS

01 · THE RESIDENCE

A Rare Top-Floor Lateral Apartment on Eaton Square

A top-floor lateral apartment spanning the width of three buildings. A wonderful collaboration of contemporary elegance with the benefit of lift access.

- One of Belgravia's most distinguished addresses, with exceptional views over the beautiful garden square
- Twelve windows across two aspects, north-east and south-west, including nine windows over Eaton Square, with light crossing the home from both sides throughout the day
- 2,431 sq ft of living space on a single floor, with plant, utility room and storage housed in 1,524 sq ft of private attic above
- Comprehensively refurbished over a three-year period, with outstanding attention to detail
- Grand reception and dining room with 2.91m ceiling and period fireplace
- Four bedrooms, including a principal suite with walk-in wardrobe and en suite bathroom, and a second bedroom with en suite
- Poggenpohl kitchen with informal breakfast and dining area, ideal for family gatherings
- Herringbone flooring, automated blinds and intelligent lighting control system
- Air conditioning and underfloor heating throughout
- Porter and security, with access to Eaton Square's communal gardens and tennis court

4	3	1	2,431	1,524	3,955
BEDROOMS	BATHROOMS	GUEST WC	SQ FT PRINCIPAL	SQ FT ATTIC	SQ FT COMBINED





02 · GRAND RECEPTION & DINING

Grand Reception & Dining

A grand reception and dining room of 27'6" x 19'10" with a 2.91m ceiling, an elegant period fireplace and a wide north-east outlook across Eaton Square.



03 · THE KITCHEN

The Kitchen

The Poggenpohl kitchen, 16'3" x 14'0", offers an informal setting for breakfast and family gatherings, with a beautiful composite island at the centre of the room.



PRINCIPAL BEDROOM



04 · THE PRINCIPAL SUITE

The Principal Suite

The south-west facing principal bedroom, 18'11" x 17'0", has fitted wardrobes and a dressing room, with an en suite bathroom and separate shower.



BEDROOM 2



BATHROOM 2



GUEST WC

05 · FAMILY BEDROOMS, BATHROOMS & GUEST WC

Family Bedrooms, Bathrooms & Guest WC

Three further bedrooms, all facing north-east, measure 16'11" x 14'2" (2nd bedroom with en suite), 14'2" x 9'7" and 14'1" x 9'6", with high quality fitted wardrobes. Bathrooms and guest WC are fitted to a luxurious standard.



STUDY - BEDROOM 4



06 · ADDITIONAL SPACE

Additional Space

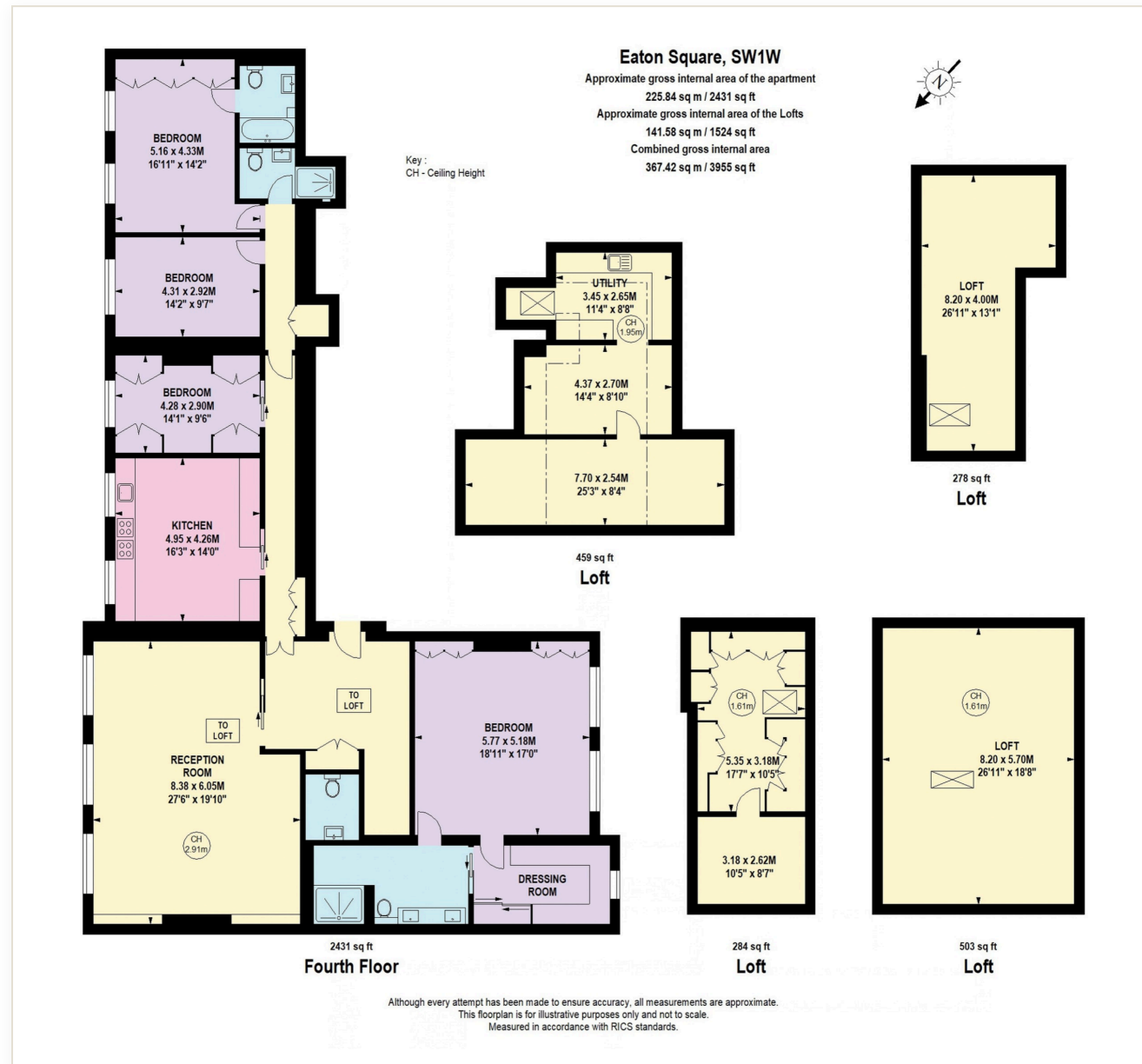
Plant, utility room and storage are housed in the private attic above, leaving the entire 2,431 sq ft floor as living space.



VIEW ATTIC
ACCESS

Floor Plan

The top floor is given over entirely to living space; plant, utility room and storage sit in the private attic above, which is included in the sale together with the air rights.



2,431 sq ft

PRINCIPAL ACCOMMODATION · 225 SQ M

1,524 sq ft

PRIVATE ATTIC STORAGE · 142 SQ M

3,955 sq ft

COMBINED TOTAL · 367 SQ M

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floor plan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

Eaton Square, Belgravia

Eaton Square was laid out by Thomas Cubitt from 1827 as part of the Grosvenor family's development of Belgravia, and takes its name from Eaton Hall, their Cheshire seat. A position close to Buckingham Palace and Parliament made the square one of the capital's most sought-after addresses from the outset, and much of Eaton Square remains part of the Grosvenor Estate today.

Hyde Park, Green Park and St James's Park are within easy reach. The shops and restaurants of Elizabeth Street, Sloane Square and Knightsbridge are all close at hand. Both Victoria and Sloane Square stations are in close proximity.



Arrange Your Private Tour

For further information or to arrange a private viewing of this residence, please contact Fortuna and Co. using the details below.

£10,950,000

ASKING PRICE

Lease

EXPIRING JUNE 2166

Peppercorn

GROUND RENT

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AND CO.

£22,578 p.a.

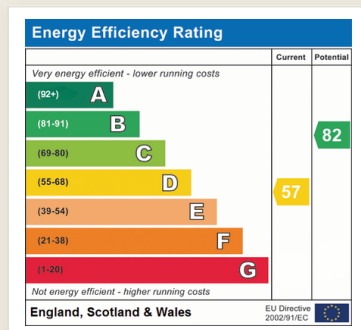
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