

# EATON PLACE

BELGRAVIA SW1X





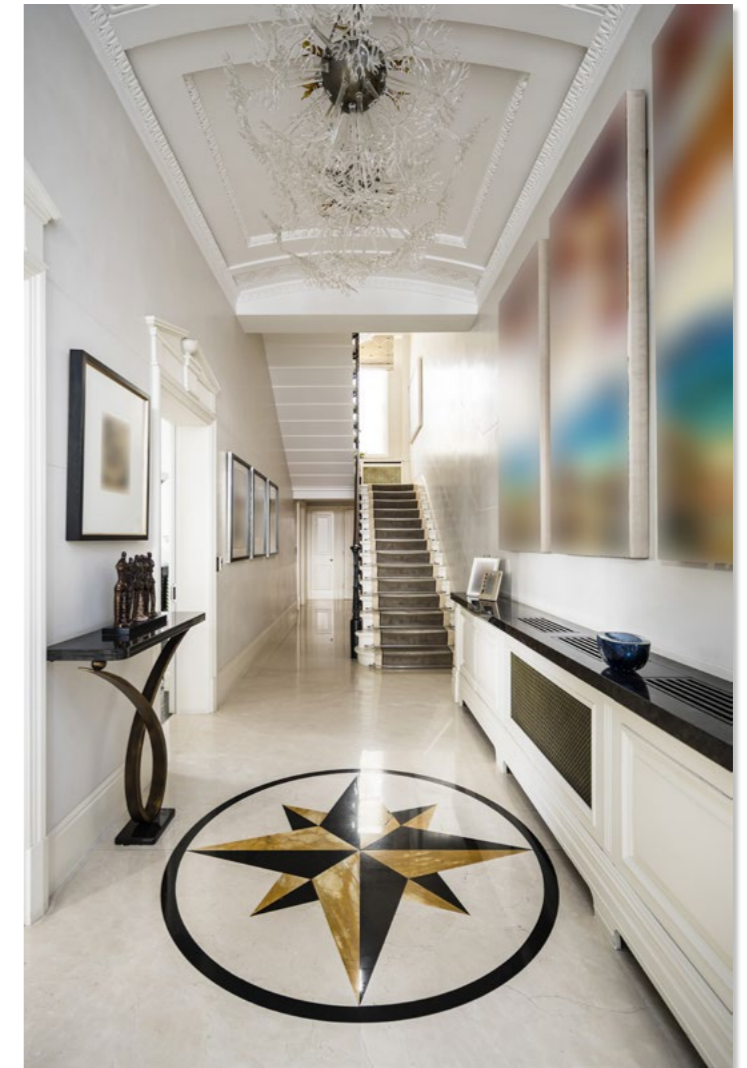
A MAGNIFICENT CORNER  
WHITE STUCCO-FRONTED  
HOUSE LOCATED ON  
A HIGHLY DESIRABLE  
BELGRAVIA STREET



# EATON PLACE

BELGRAVIA SW1X

This distinguished Grade II listed residence commands a prime position at the corner of Eaton Place and Lyclall 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 corncicing, 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

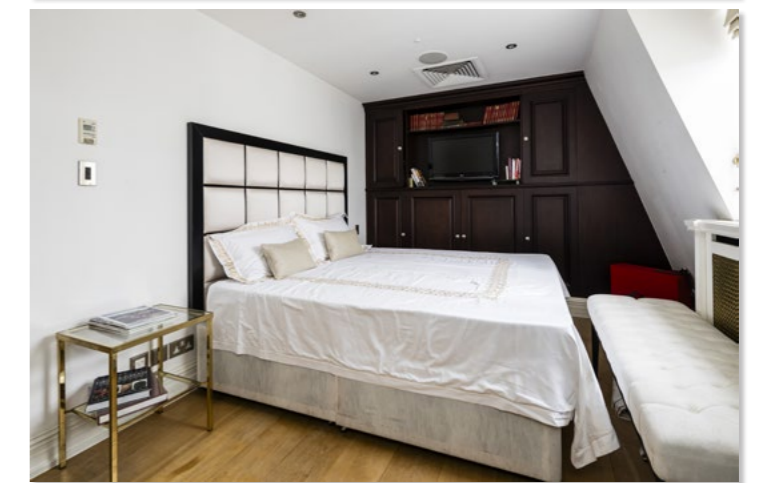
Located on a highly desirable Belgravia address, Eaton Place lies parallel to Eaton Square and is just a short walk from Sloane Square, Knightsbridge and Hyde Park.

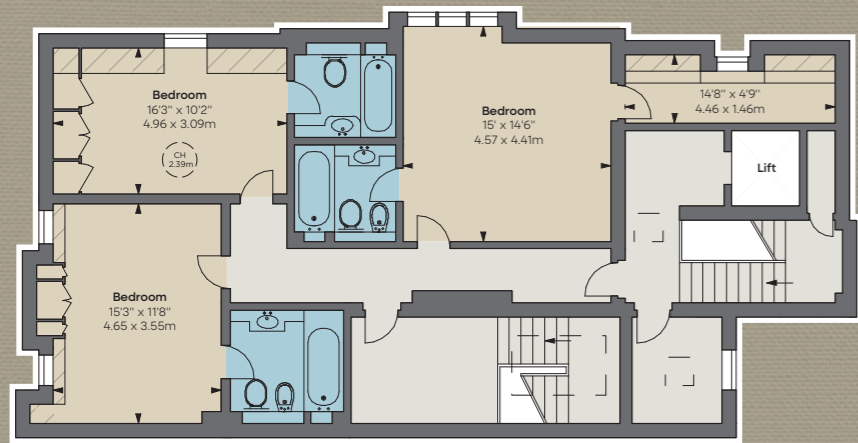
### TERMS

Guide Price: £37,950,000

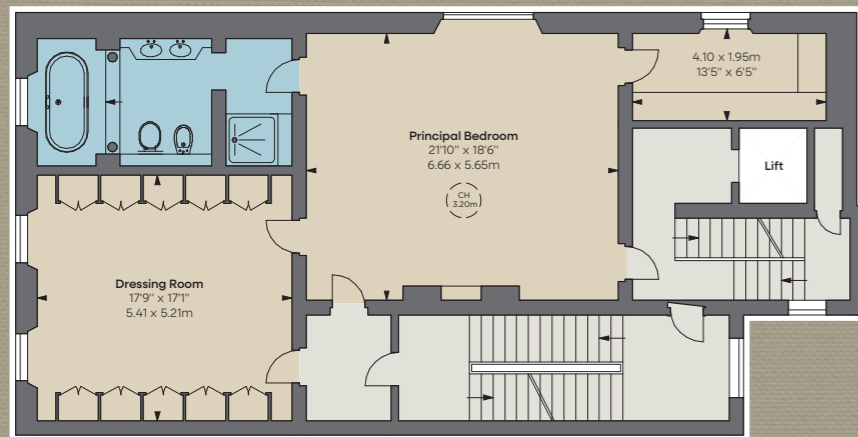
Tenure: Freehold

Council Tax: Band H





FOURTH FLOOR



SECOND FLOOR

**Approximate Gross Internal Area**  
10,676 sq ft / 991.89 sq m  
excluding external vaults  
including 5.1 sq m of  
under 1.5m area

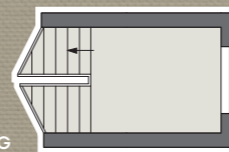
**Approximate External Vaults Area**  
561 sq ft / 52.21 sq m

**Total Approximate Gross Internal Area**  
11,238 sq ft / 1,044.1 sq m

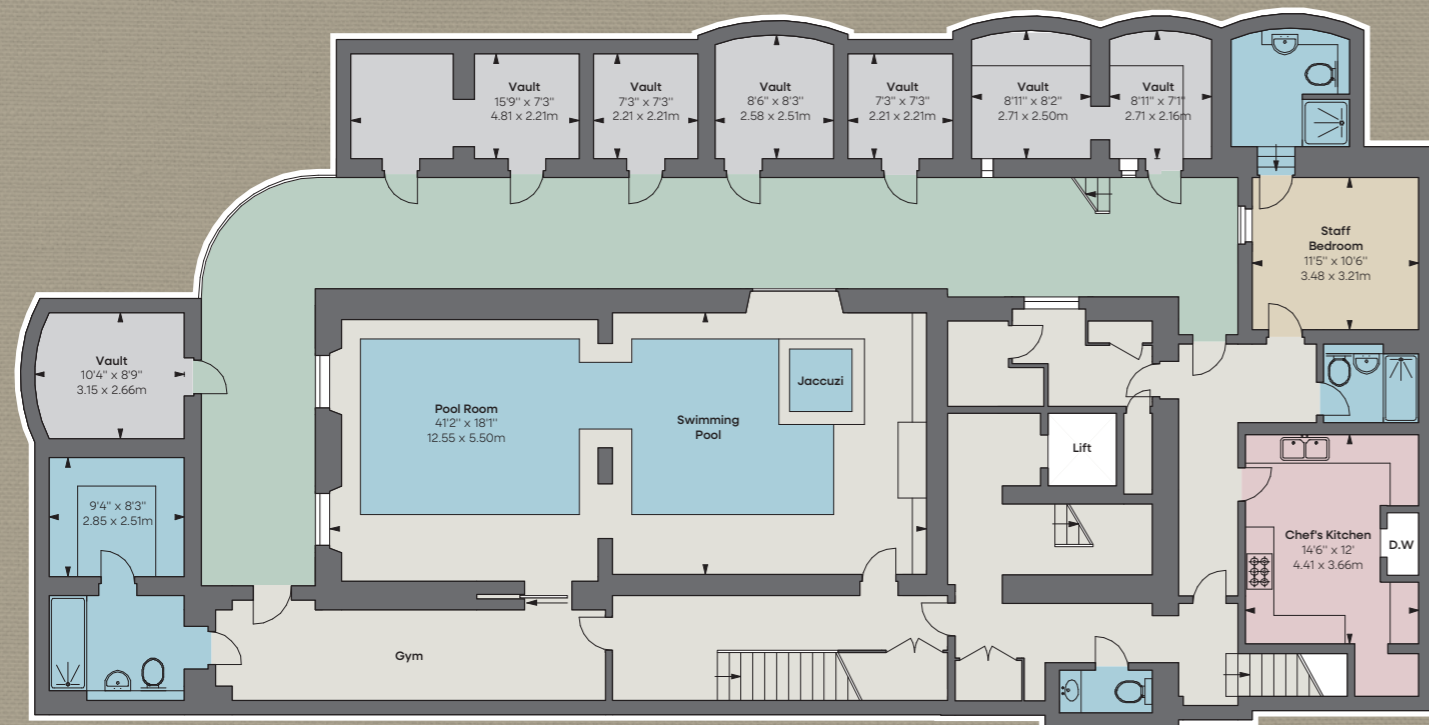
Hatched area: Under 1.5m  
CH: Ceiling height

Floorplan for guidance only, not to scale or for valuations purposes. It must not be relied upon as a statement of fact. All measurements and areas are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

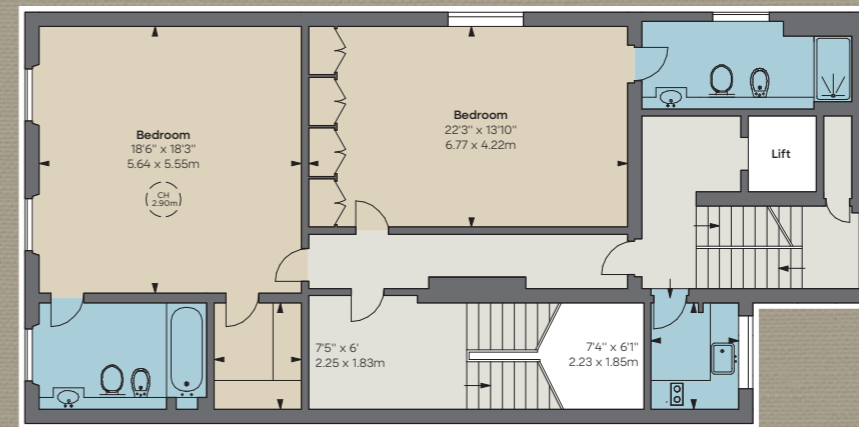
© Alex Winship Photography Ltd.



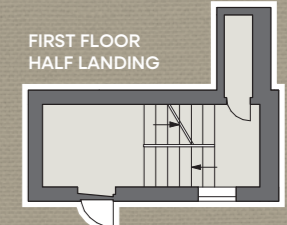
SECOND FLOOR HALF LANDING



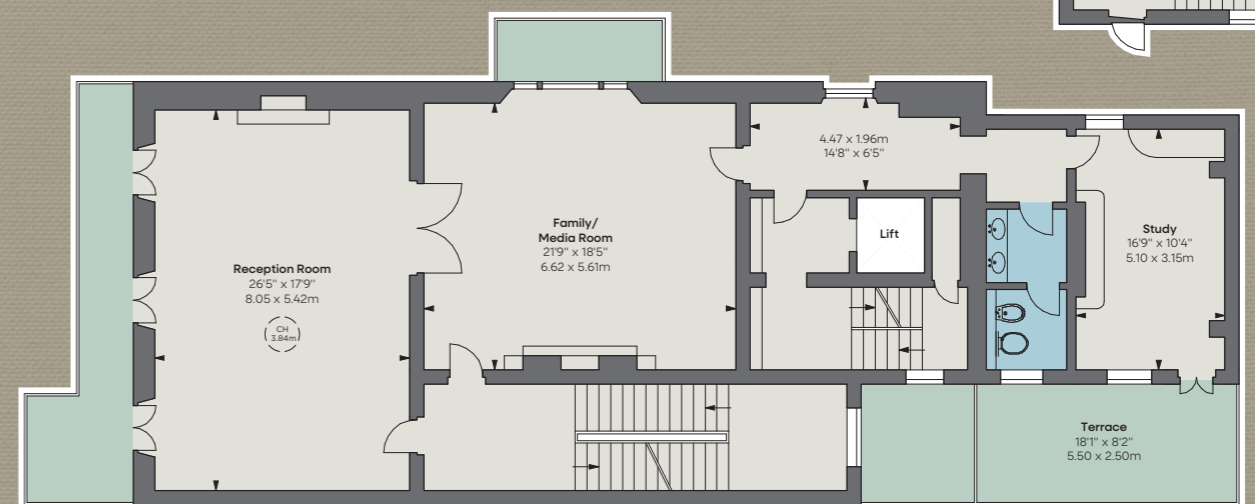
LOWER GROUND FLOOR



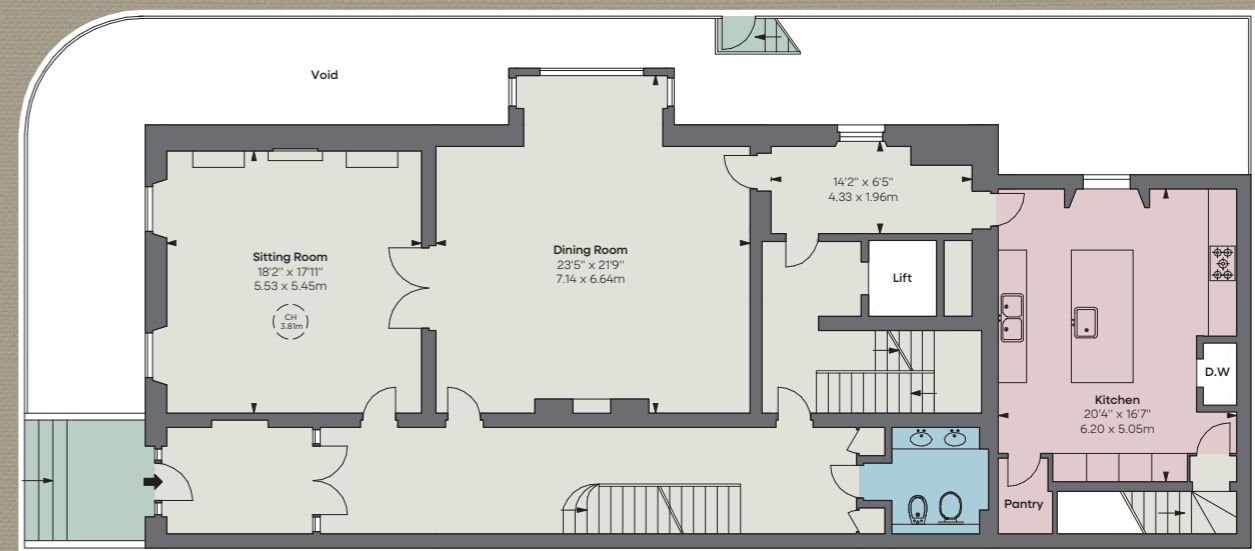
THIRD FLOOR



FIRST FLOOR HALF LANDING

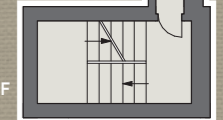


FIRST FLOOR



RAISED GROUND FLOOR

RAISED GROUND FLOOR HALF LANDING



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**BEAUCHAMP ESTATES**

Beauchamp Estates Head Office  
24 Curzon Street  
Mayfair, London W1J 7TF

+44 (0)20 7499 7722  
london@beauchamp.com  
beauchamp.com