



PRIME PORTFOLIO

RESIDENTIAL REAL ESTATE
FOR PRIVATE CLIENTS

An exceptional freehold
four storey period
house with a rear
garden in the heart of
Belgravia

Exclusively represented by
Prime Portfolio

South Eaton Place, SW1W

Guide Price £3,800,000

Subject to Contract

Freehold

Three Double Bedrooms

Double Reception Room

Study

Kitchen

Dining Room

Utility Room

Three Bathrooms

Guest WC

Rear Garden





The House

An exceptional family residence offering elegant proportions, refined interiors, and a private rear garden. Upon entry at ground level, the house unfolds into a beautifully designed study, quietly positioned to overlook the garden.

The first floor is dedicated almost entirely to a magnificent double reception room, showcasing the fireplaces and grand dual-aspect windows to the front and rear. This beautifully balanced space is flooded with natural light throughout the day, creating a sophisticated yet inviting environment for both formal entertaining and relaxed living.

The lower ground floor reveals an appointed kitchen, centred around an island and seamlessly flowing into an elegant dining area. French doors open directly onto the garden, providing effortless indoor–outdoor living—perfect for entertaining or enjoying al fresco dining during the summer months.

This level is further complemented by a separate utility room, guest WC, additional pantry/storage space, and its own street entrance.









The First Floor

The first floor features a principal bedroom with a double bay window, high ceilings, and an abundance of natural light. The ensuite bathroom is beautifully appointed, offering a bathtub, separate shower, and a marble vanity worktop. Thoughtfully designed, with generously built-in storage and wardrobe space. There is also a separate bathroom located on the same floor.



The Second Floor

The second floor comprises two beautifully appointed double bedrooms, one currently arranged as a nursery and the other as a well-proportioned guest suite with its own ensuite bathroom.

Both rooms are elegantly presented and benefit from an abundance of natural light, complemented by bespoke built-in storage, creating highly functional spaces ideal for family living.









South Eaton Place, Belgravia

Nestled in the heart of Belgravia, South Eaton Place is one of London's most refined and sought-after residential addresses. Just moments from the grand Eaton Square, this elegant street embodies the timeless charm and exclusivity that define prime central London living.

The neighbourhood offers a rare combination of tranquillity and centrality. Despite its proximity to the vibrant amenities of Sloane Square and the luxury boutiques of Elizabeth Street, South Eaton Place retains a peaceful, village-like atmosphere with low traffic and predominantly residential character.

Residents of South Eaton Place benefit from exceptional lifestyle offerings within walking distance, including artisan cafés, fine dining restaurants, designer boutiques, and renowned cultural destinations such as the Saatchi Gallery. The area also provides excellent connectivity via nearby underground stations, ensuring seamless access across London.



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SOUTH EATON PLACE, SW1W

Approximate Floor Area = 174 sq m / 1873 sq ft



APPROXIMATE INTERNAL AREA

1,873 SQ FT / 174 SQ M

OUTSIDE AREA

124 SQ FT / 11.54 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





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Viewings & Enquiries

To book your viewing or to request a video walkthrough of the property, please scan the QR code or contact: info@primeportfolio.com

Prime Portfolio

WhatsApp Business Account



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