

EATON PLACE

BELGRAVIA SW1X





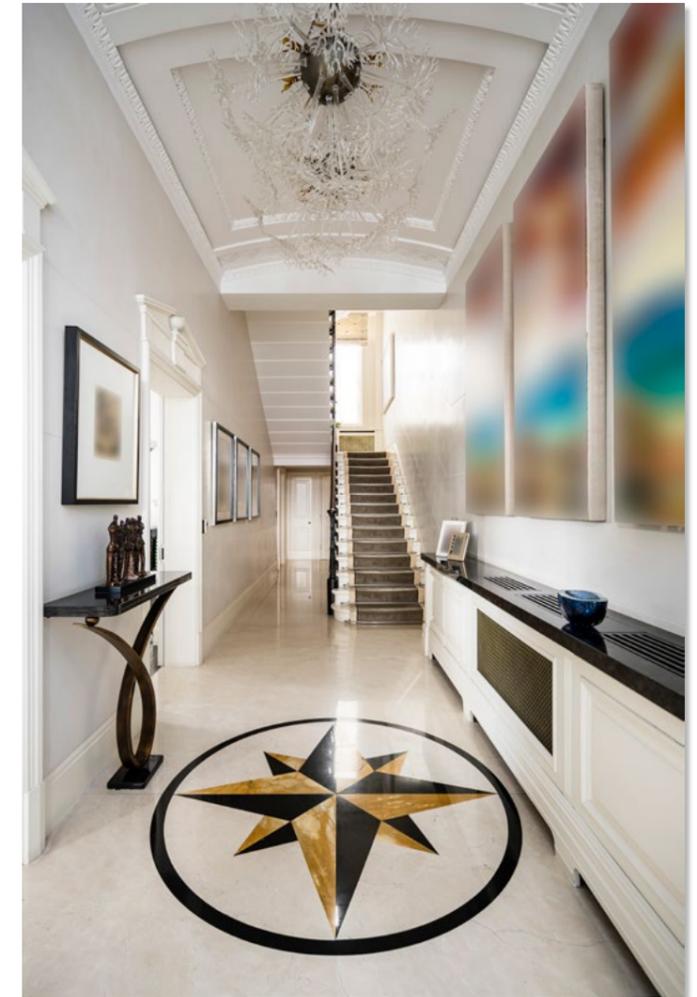
A MAGNIFICENT CORNER
WHITE STUCCO-FRONTED
HOUSE LOCATED ON
A HIGHLY DESIRABLE
BELGRAVIA STREET



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.



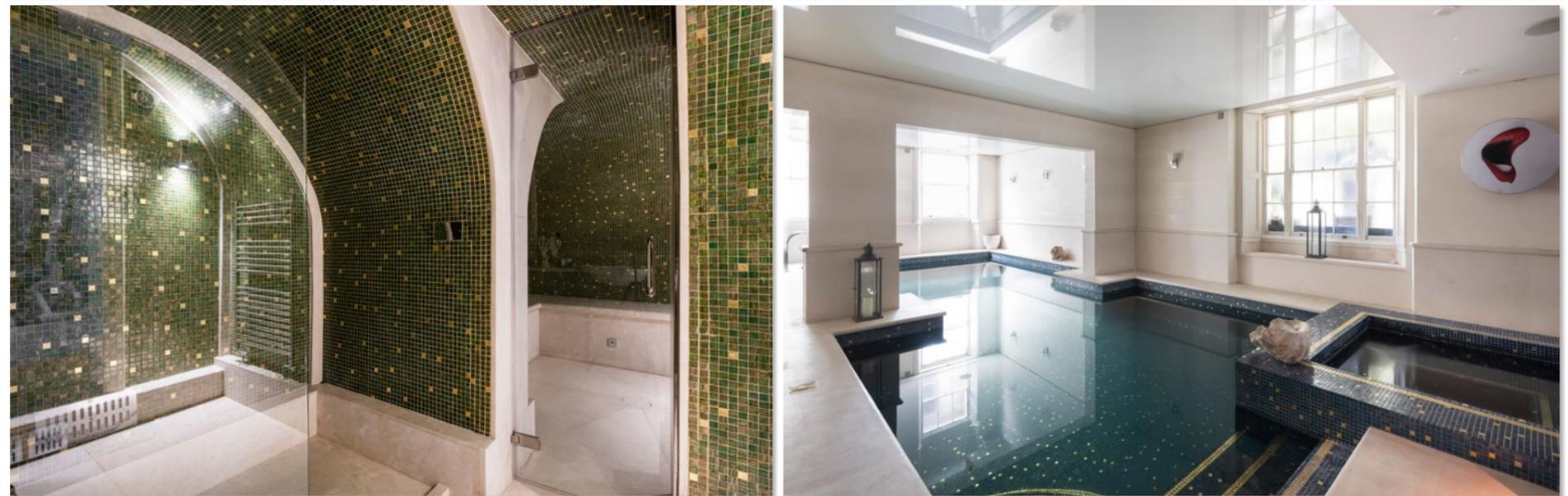
KEY FEATURES

- 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

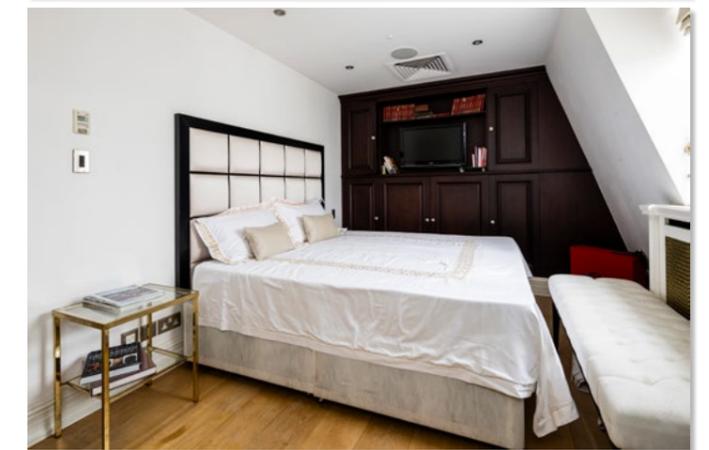
Located on a highly desirable Belgravia address, Eaton Place lies parallel to Eaton Square and is just a short walk from Sloane Square, Knightsbridge and Hyde Park.

TERMS

Guide Price: £37,950,000

Tenure: Freehold

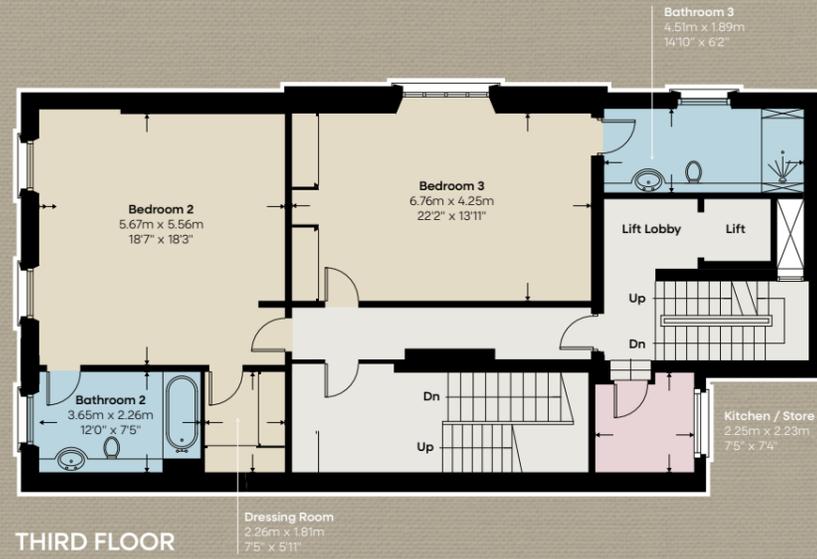
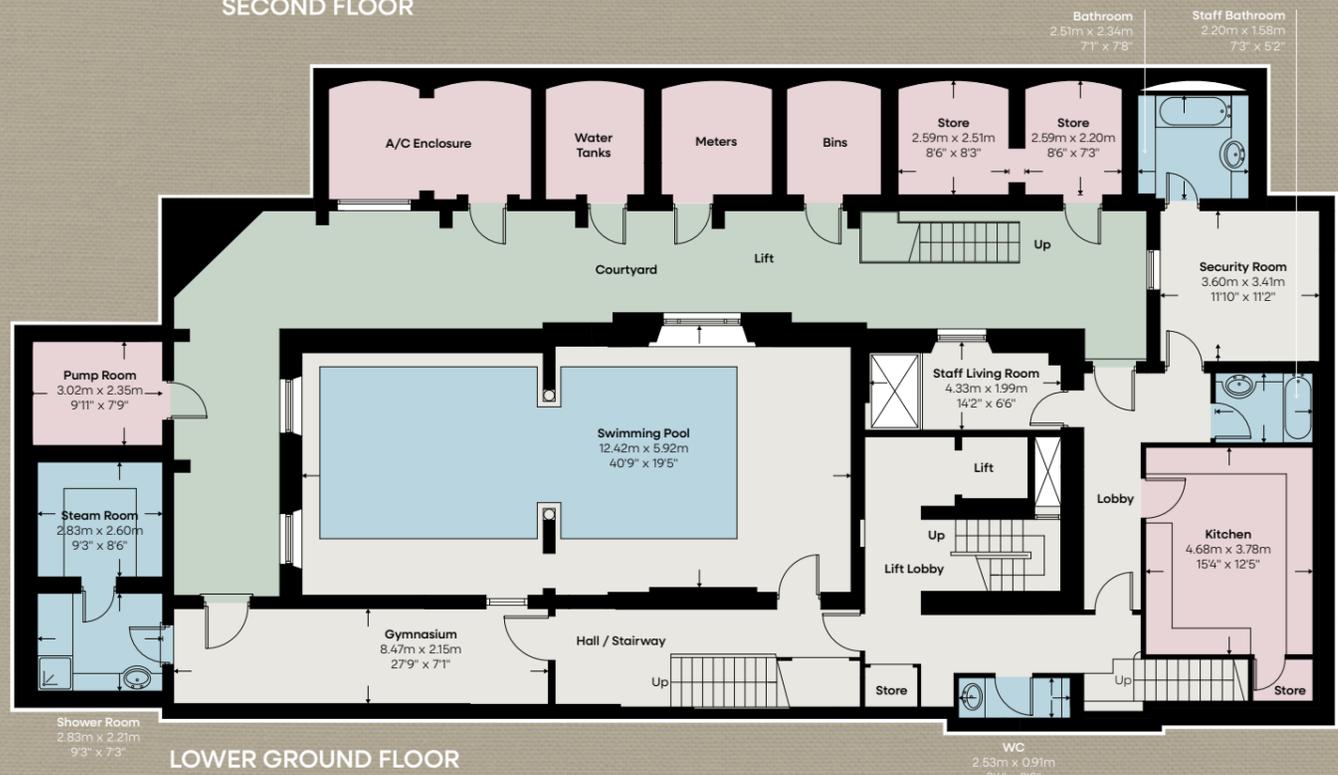
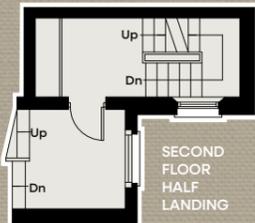
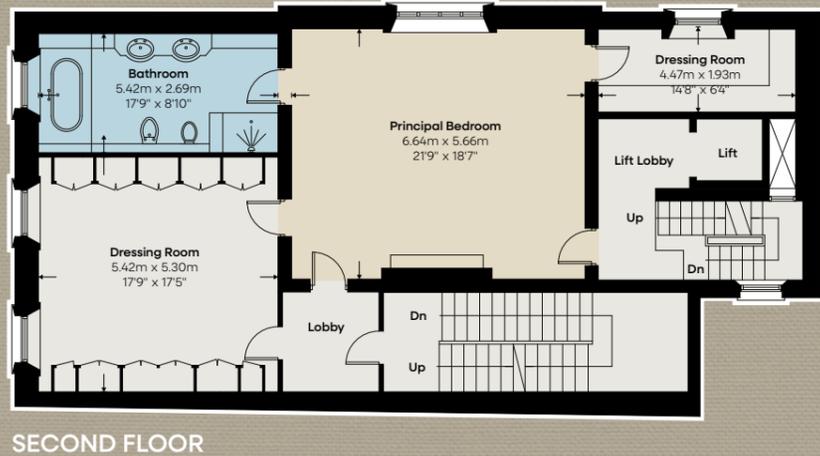
Council Tax: Band H





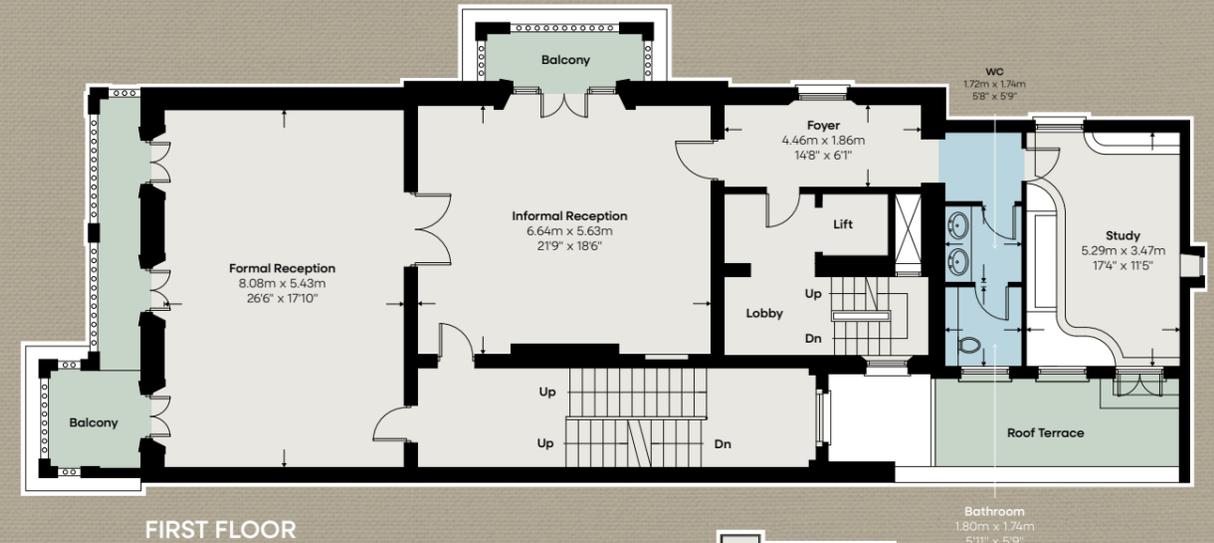
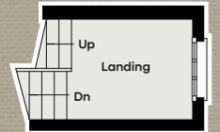
This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.

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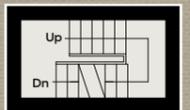


Approximate Gross Internal Area
11,341 sq ft
1,053.6 sq m

Outbuilding
428 sq ft
39.8 sq m



MEZZANINE PLAN





BEAUCHAMP ESTATES

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

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