

Wellbelove
Quested

PROPERTY CONSULTANTS

AMES BELGRAVIA
Property Consultants

EATON SQUARE,
BELGRAVIA, SW1W

EATON SQU SW1

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HOME FEATURES & SPECIFICATIONS

An elegant garden maisonette situated on one of Belgravia's most prestigious garden squares. Arranged across the ground and garden level floors, the apartment extends to approximately 1,641 sq ft / 152.49 sq m and benefits from exceptional entertaining space, a private terrace and a beautifully landscaped rear garden. The property combines impressive period proportions with contemporary finishes throughout, together with its own private entrance and access to the amenities and security services of the Grosvenor Estate.

PRIVATE ENTRANCE

RECEPTION ROOM

DINING ROOM

BESPOKE KITCHEN

**PRINCIPAL BEDROOM
SUITE WITH GARDEN
ACCESS**

**SECOND DOUBLE
BEDROOM SUITE**

TWO BATHROOMS

**PRIVATE TERRACE
LANDSCAPED REAR
GARDEN**

**PORTER & 24 HOUR
SECURITY**

**ACCESS TO EATON SQUARE
GARDENS (Tennis Courts
subject to application &
availability via Grosvenor
Estates)**

PRICE
£21,000pcm

LOCAL AUTHORITY
City of Westminster

LET TYPE
Long Let

COUNCIL TAX
Band H

FURNISHINGS
Fully Furnished

DEPOSIT
£27,000

AVAILABLE

KITCHEN & RECEPTIONS

The formal reception room is beautifully proportioned, featuring impressive ceiling heights, ornate cornicing, tall arched windows and elegant parquet flooring. Designed for both entertaining and relaxed everyday living, the space is centred around a marble fireplace and filled with natural light throughout the day.

Adjacent to the reception room, the dining room opens directly onto a private terrace overlooking the garden below, creating a seamless connection between the interior and exterior spaces.

The bespoke kitchen has been designed in a contemporary style with streamlined cabinetry, integrated appliances and stone work surfaces, combining practicality with understated elegance.





Dining

BEDROOMS & BATHROOMS

The principal bedroom suite occupies the garden level floor and enjoys direct access to the landscaped garden, creating a calm and private retreat. Generous proportions, bespoke storage and excellent natural light contribute to the room's refined atmosphere. The second bedroom is equally well proportioned and is served by a further bathroom finished to the same exacting standard..



Principal Bedroom



Second Bedroom/Reception

The principal bathroom is finished in a contemporary style with a double vanity, walk-in shower and bath, complemented by high-quality fittings and stone surfaces throughout.



Principal Bathroom

French doors lead from the dining room onto a private terrace overlooking the landscaped rear garden below. Mature planting and established greenery create an exceptionally private outdoor setting rarely found in central London.

The garden has been thoughtfully arranged to provide multiple areas for outdoor dining, entertaining and quiet enjoyment, offering a tranquil escape in the heart of Belgravia.



Garden





Balcony

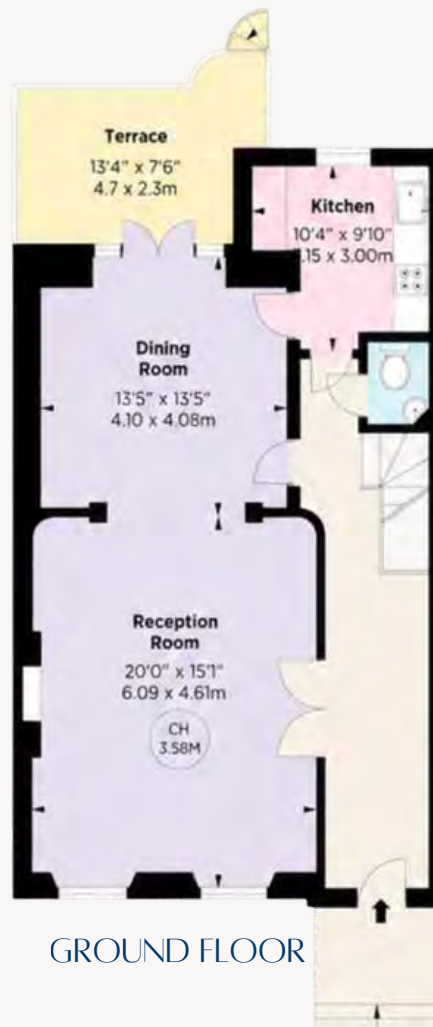


FLOOR PLANS & EPC



LOWER GROUND FLOOR

Key :
CH - Ceiling Height



GROUND FLOOR

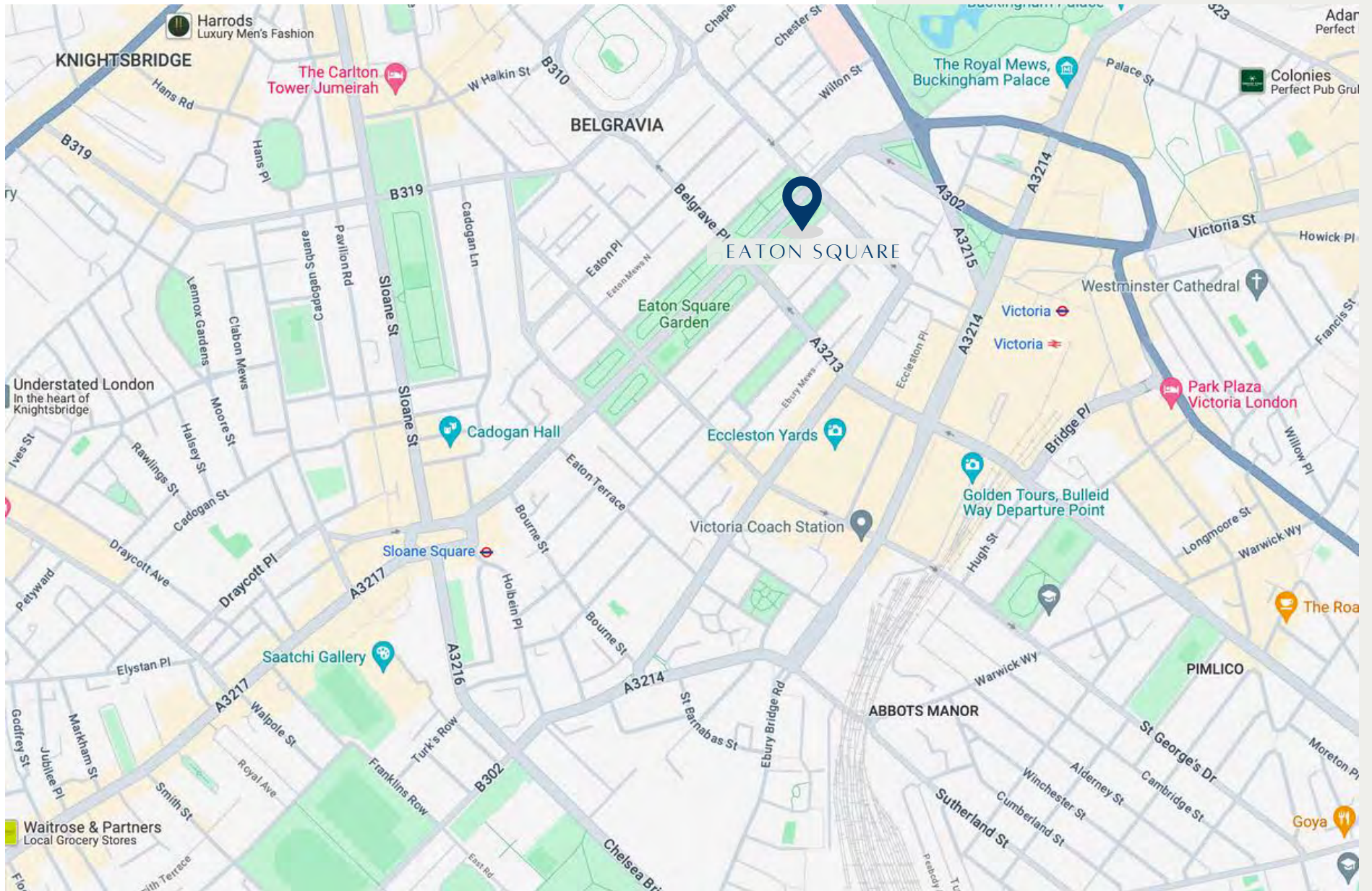
APPROX. FLOOR AREA
= 1,641 sq ft / 152.49 sq m

EPC RATING

9140-2330-6000-2320-7235
^C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION & MAP



FIND CAFES, SHOPS, & BAKERIES AT EVERY CORNER

Eaton Square occupies an enviable position in the heart of Belgravia, moments from the boutiques, restaurants and cafés of Elizabeth Street, Motcomb Street, Sloane Square and Knightsbridge.

The open green spaces of Hyde Park, Green Park and St James's Park are all within easy reach, while Victoria Station provides excellent transport connections across London and beyond.

Residents also benefit from the amenities and security associated with the Grosvenor Estate, together with access to the private Eaton Square gardens and tennis courts by arrangement.

RESTAURANTS

OLIVETO

61 Elizabeth St
SW1W 9PP

THOMAS CUBITT

44 Elizabeth St
SW1W 9PA

GROCERIES

BAYLEY & SAGE

141 Ebury St
SW1W 9QW

WAITROSE

27 Motcomb St
SW1X 8GG

CAFES & BAKERIES

TOM TOM

114 Ebury St,
SW1W 9QD

POILANE

46 Elizabeth St,
SW1W 9PA

SCHOOLS

EATON SQUARE SCHOOL

55-57 Eccleston Square,
SW1V 1PH

FRANCIS HOLLAND

39 Graham Terrace
SW1W 8JF

SHOPPING

ELIZABETH STREET

100 yards

KINGS ROAD

0.3 miles

TRANSPORT LINKS

VICTORIA STATION

Train links to Gatwick, Heathrow, the Southwest and Brighton. District & Circle and Victoria lines

SLOANE SQUARE

District & Circle Lines



BELGRAVIA





Details Updated June 2026

GET IN TOUCH

CONTACT INFORMATION

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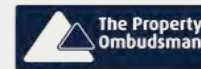
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