



EATON SQUARE,  
BELGRAVIA, SW1W

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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**  
£4,500pw

**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

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



Garden



Balcony



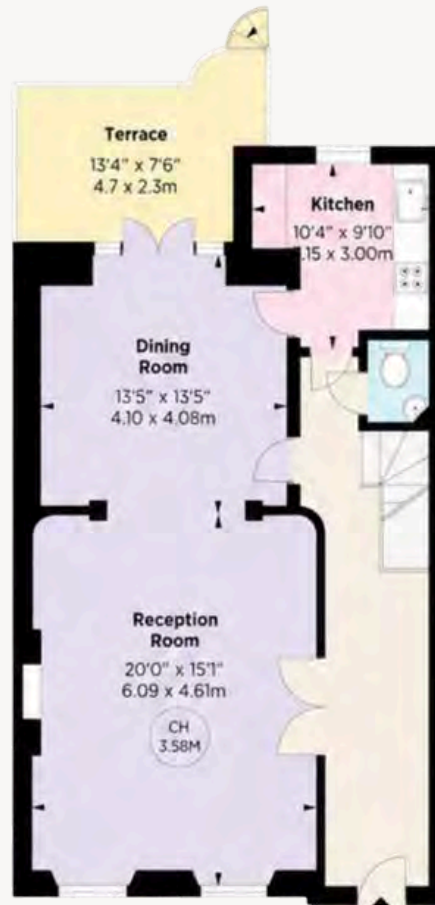
Eaton Square South Terrace

# FLOOR PLANS & EPC



LOWER GROUND FLOOR

Key :  
CH - Ceiling Height



GROUND FLOOR

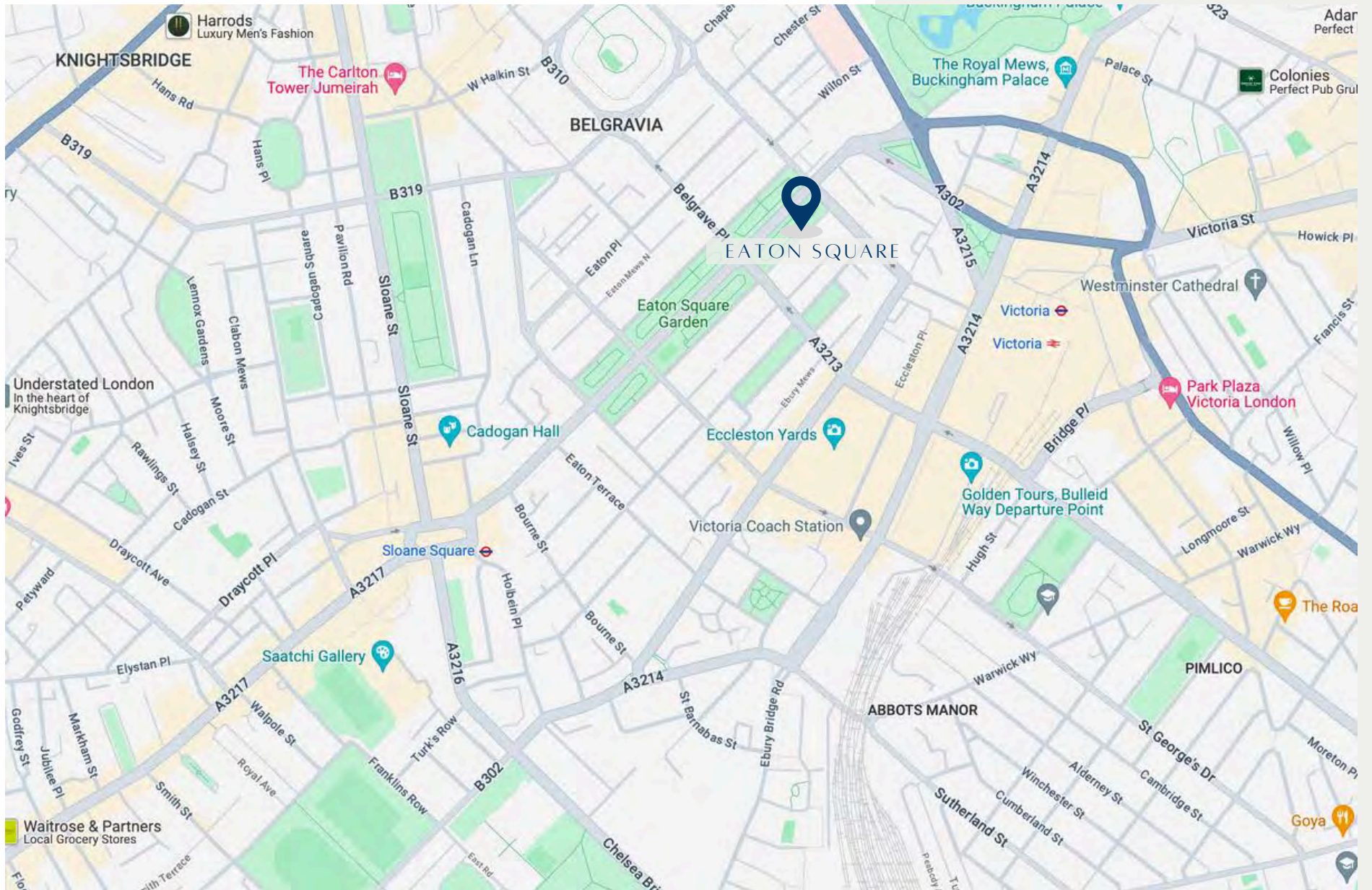
**APPROX. FLOOR AREA**  
= 1,641 sq ft / 152.49 sq m

## EPC RATING

9140-2330-6000-2320-7235  
<sup>C</sup>

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 Created May 2026

## GET IN TOUCH

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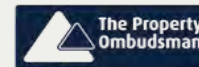
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