

EATON SQUARE, BELGRAVIA, LONDON SW1
£8,250 PW



MAYFAIR SQUARE

1 Mayfair Place, London W1J 8AJ, United Kingdom

+44 (0)207 184 9888 | info@mayfairsquare.co.uk | www.mayfairsquare.co.uk

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PROPERTY DESCRIPTION

This exceptional three-bedroom duplex residence is situated in Eaton Square, one of London's most prestigious addresses, exuding timeless elegance and refined living. Nestled in the heart of the upscale Belgravia neighbourhood, Eaton Square has long been synonymous with luxury, sophistication, and a lifestyle of distinction.

Spanning two floors and encompassing an impressive 2046 sq ft from a dedicated private entrance, this property is a true masterpiece. Crafted by the esteemed developer and designer Finchatton, every detail reflects perfection. The allure is further enhanced by the presence of luxurious marble and wood floors throughout the property, and a sprawling 1,000 sq ft garden and terrace.

Entertaining is a delight in the expansive reception room and inviting dining room, both seamlessly extending to the beautiful garden, exuding an atmosphere of sophistication. The guest bathroom ensures convenience, and a fully separate utility area adds a touch of practicality to luxury living.

The principal bedroom boasts an en-suite bathroom and a walk-in closet, offering a private sanctuary of comfort. The second bedroom, complete with its en-suite bathroom, radiates elegance, while the third bedroom shares a thoughtfully designed bathroom.

Step into a realm where design, space, and luxury unite in harmonious perfection. This property's unique blend of exquisite aesthetics and practical functionality ensures an exceptional living experience that is as captivating as it is comfortable.

Furthermore, residents have exclusive access to the secluded tennis courts and private gardens nestled within Eaton Square. Alongside this, there is a dedicated building porter and round-the-clock security.

Arrange a private viewing today with our team at Mayfair Square to view this exceptional luxury residence.

Living In Belgravia

Belgravia, one of London's most esteemed neighbourhoods, stands as a magnificent showcase of architectural brilliance. Nestled in the heart of the city, this area is renowned for its elegant Georgian buildings, grand terraced houses, and captivating garden squares, all of which contribute to its prestigious allure.

Belgravia is not only a haven of architectural beauty but also boasts a delightful village atmosphere. Quaint streets like Elizabeth Street, Motcomb Street, and Orange Square exude charm and feature a plethora of superb restaurants and independent boutiques. Additionally, Belgravia is in close proximity to some of London's most luxurious shopping destinations, including Harrods, Harvey Nichols, and Sloane Street, offering a world-class retail experience.

With its captivating blend of architectural splendour, green spaces, refined dining, and upscale shopping, Belgravia remains an irresistible and sought-after neighbourhood, epitomizing the pinnacle of London's grandeur.



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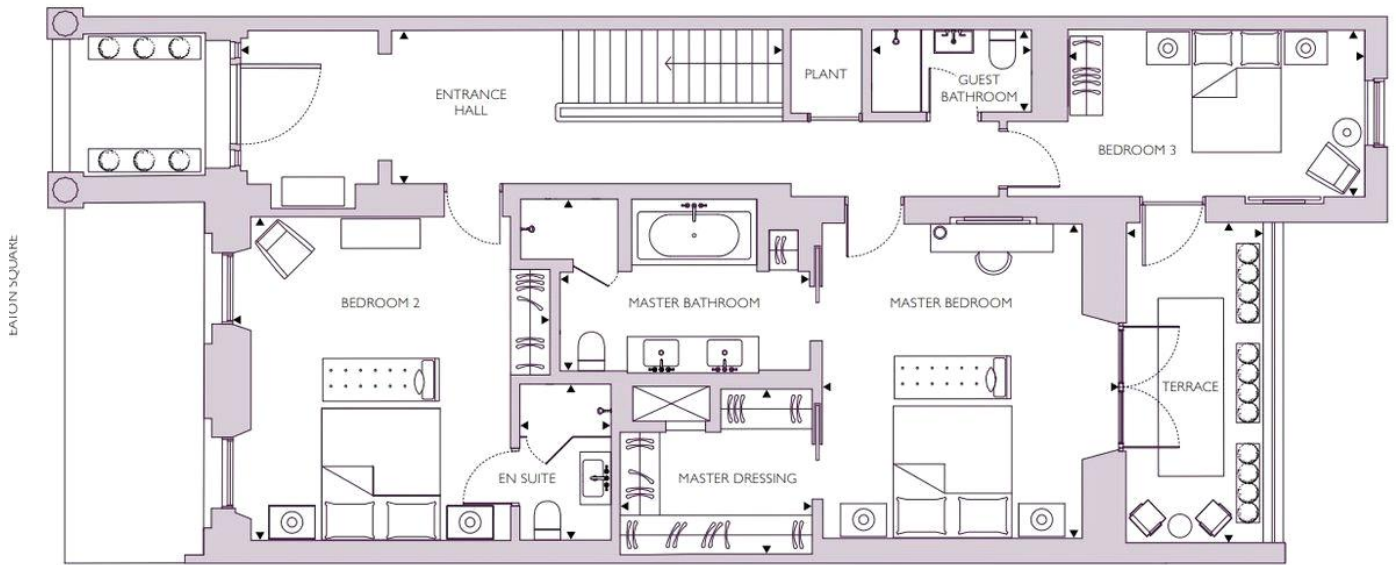


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GROUND FLOOR



- | | | | | |
|---|--|--|---|---|
| 1. ENTRANCE HALL
26'10" x 7'7"
8.19m x 2.30m | 3. MASTER BATHROOM
12'7" x 8'10"
3.84m x 2.69m | 5. BEDROOM 2
15'7" x 16'1"
4.76m x 4.91m | 7. BEDROOM 3
15'0" x 8'3"
4.58m x 2.51m | 9. TERRACE
7'8" x 15'9"
2.34m x 4.81m |
| 2. MASTER BEDROOM
14'9" x 15'8"
4.50m x 4.78m | 4. MASTER DRESSING
9'5" x 7'10"
2.87m x 2.39m | 6. EN SUITE
4'8" x 7'7"
1.41m x 2.32m | 8. GUEST BATHROOM
7'3" x 4'0"
2.22m x 1.23m | |

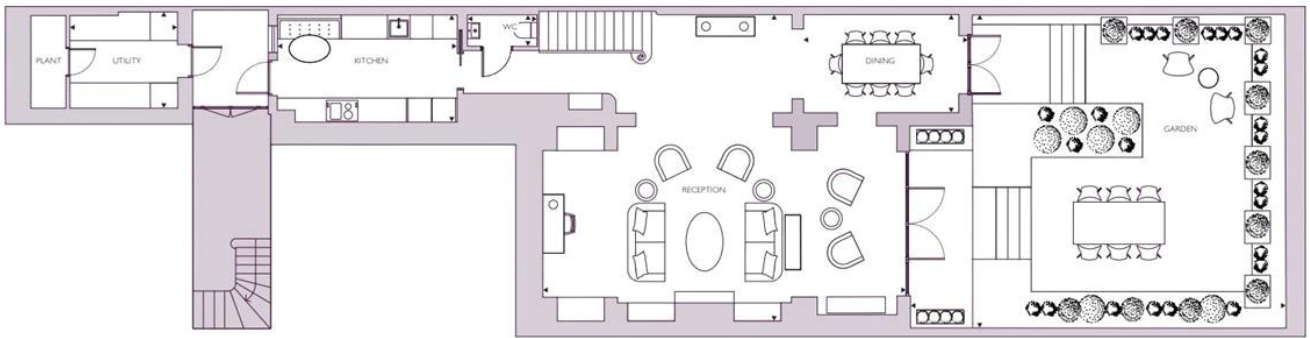


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LOWER GROUND FLOOR:



- | | | |
|--|--|---|
| 1. RECEPTION
30'4" x 25'5"
9.24m x 7.74m | 3. KITCHEN
14'10" x 8'9"
4.51m x 2.66m | 5. UTILITY
8'7" x 6'9"
2.62m x 2.05m |
| 2. DINING
13'7" x 8'0"
4.15m x 2.44m | 4. WC
5'9" x 2'9"
1.75m x 0.85m | 6. GARDEN
31'5" x 26'7"
9.58m x 8.09m |



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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FOR MORE INFORMATION PLEASE CONTACT US

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