

ECCLESTON MEWS, BELGRAVIA, LONDON SW1  
£3,200,000



**MAYFAIR SQUARE**

1 Mayfair Place, London W1J 8AJ, United Kingdom

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## PROPERTY DESCRIPTION

Beautiful mews house in the heart of Belgravia.

This stunning mews house boasts three bedrooms, each with its own en-suite, covering an area of 1534 square feet. The property includes a generous living room that opens onto a delightful private terrace, a contemporary kitchen diner leading out to a patio, a guest cloakroom, and benefits from ample natural light throughout.

### 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.

Situated to the west of Buckingham Palace, with Knightsbridge to the north and Chelsea to the west, Belgravia enjoys a privileged location. Just a short stroll away lies the expansive green oasis of Hyde Park, offering 350 acres of open space, including the iconic Serpentine Lake. Belgrave Square Garden, Chester Square Garden, and Eaton Square also grace the neighbourhood, adorned with majestic London plane trees.

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.

170 Lease, owner is negotiating freehold  
will accept 3m



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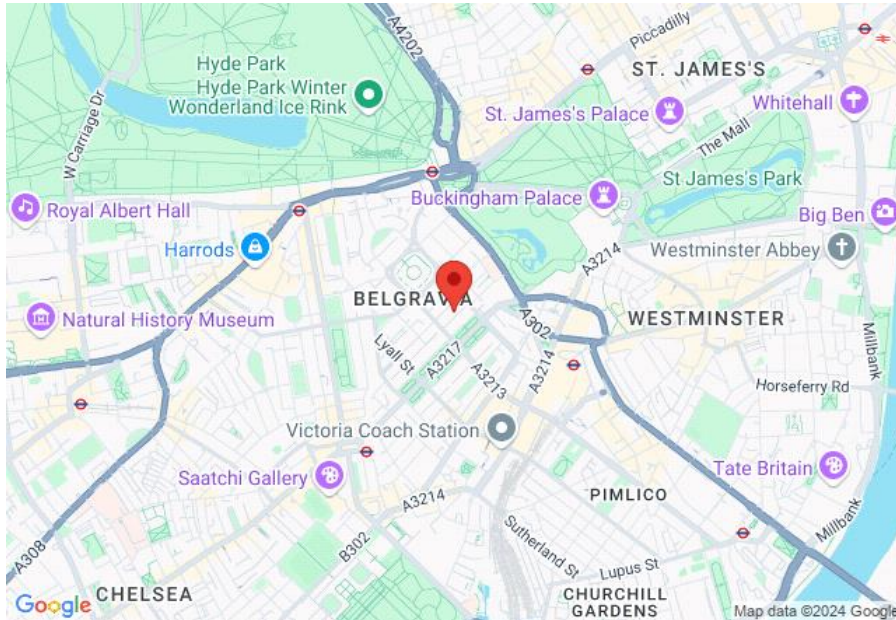
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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