

Eaton Place
Belgravia SW1



Combining modern luxury with traditional elegance, the residence offers an exceptional living experience in one of London's most coveted addresses.



A beautifully presented first and second-floor duplex apartment extending to 1,797 sq ft (167 sq m), situated on the prestigious Eaton Place in the heart of Belgravia. Combining traditional architectural grandeur with contemporary comfort, this residence exemplifies the elegance and proportion that define the finest London homes.

The impressive first-floor reception room, with 3.5-metre ceiling height and three French windows, all opening onto a balcony, perfectly captures the light, grace, and symmetry for which Belgravia is renowned.

At the same level the accommodation includes a charming guest cloakroom, separate dining/family room, with a large French window opening to a further balcony and a well-appointed kitchen.

At second floor level, two generously proportioned en suite bedrooms, each designed to balance comfort and style.

Recently refurbished, the apartment retains its classical detailing and period integrity, incorporating modern luxuries such as air conditioning and bespoke joinery. The layout has been exceptionally well considered, creating a clear distinction between the formal entertaining spaces and the private bedroom accommodation.

This apartment encapsulates everything that makes Belgravia so distinctive, the quiet grandeur, understated sophistication, and unmistakable sense of place that define London's most admired address.





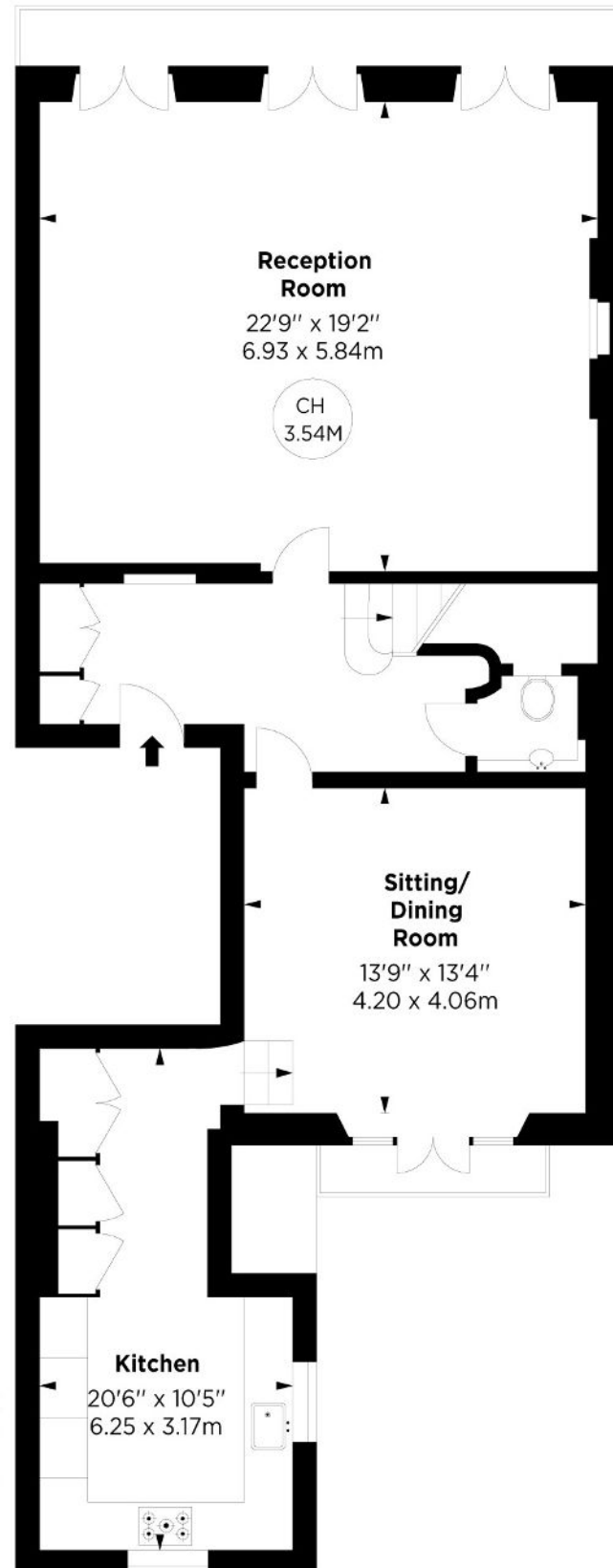
This elegant period building is moments from Belgrave Square/Garden (Access to the garden and tennis courts is available via separate arrangement) and within easy reach of Sloane Square and Knightsbridge. The area offers a blend of refined architecture, boutique shopping, and fine dining. Excellent transport links include Victoria Station (0.4 miles) and Sloane Square Underground (0.3 miles).

Eaton Place, SW1

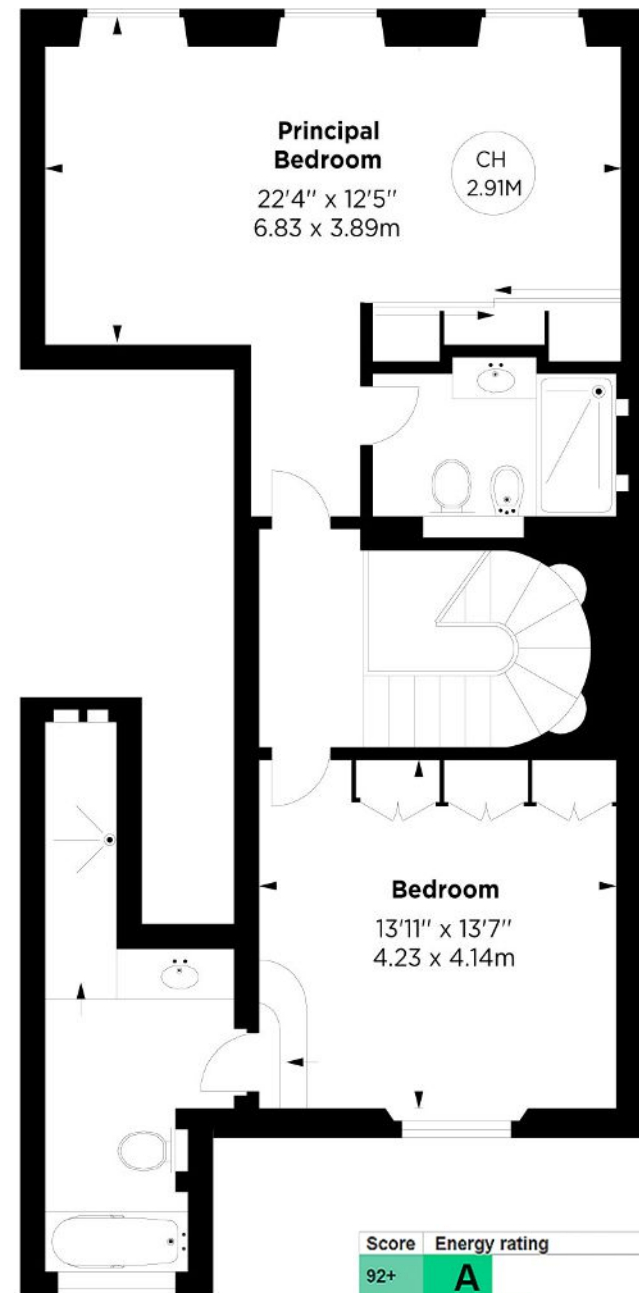
APPROX. GROSS INTERNAL AREA *
1797 Sq Ft - 167.03 Sq M

This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :
CH - Ceiling Height



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Share of Freehold
£5,250,000 subject to contract

Service Charge
Approx. £tbc

Council Tax
City of Westminster – Band H

EPC Rate: C



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