

Eaton Row

BELGRAVIA SW1


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CHRIS NIXON
Autodrome
MONET by himself
Kendall

Eaton Row

This exceptionally well-presented three-bedroom period mews house extending to approximately 1,376 sq ft (127.8 sq m), provides excellent well-planned family accommodation arranged over three floors having been refurbished in recent years to a very high standard throughout.

The ground floor features a stylish open-plan kitchen and sitting room, with Crittall-style double doors opening into a generous dining room. A guest cloakroom and useful utility area are conveniently positioned beneath the staircase.

On the first floor are two well-proportioned double bedrooms, one benefiting from an en-suite shower room, while the remaining bedroom is served by a family bathroom. The entire top floor is given over to an impressive principal bedroom suite, enjoying excellent natural light and incorporating a luxurious bathroom with walk-in shower and a dressing room and with air-conditioning.

The property benefits from parking and is located behind Eaton Square and within close proximity to the boutiques and restaurants situated on Elizabeth Street, Sloane Square and the excellent transport links to the City of London and the major UK Airports at Heathrow and Gatwick.













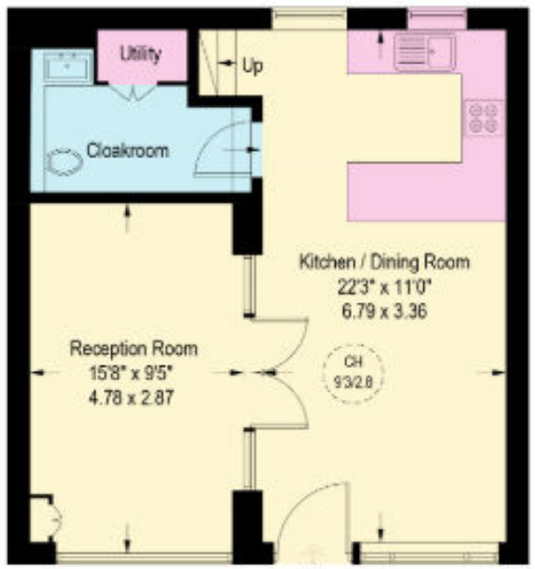




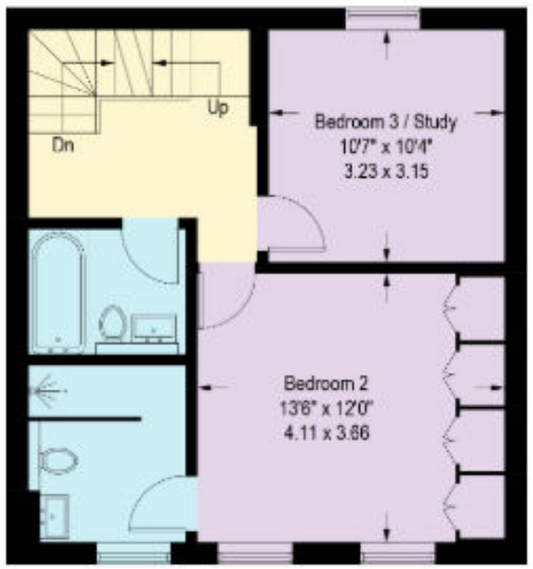


Eaton Row, London, SW1W

Approximate Gross Internal Area = 1350 sq ft / 125.4 sq m
(Excluding Reduced Headroom / Void)
Reduced Headroom = 26 sq ft / 2.4 sq m
Total = 1376 sq ft / 127.8 sq m

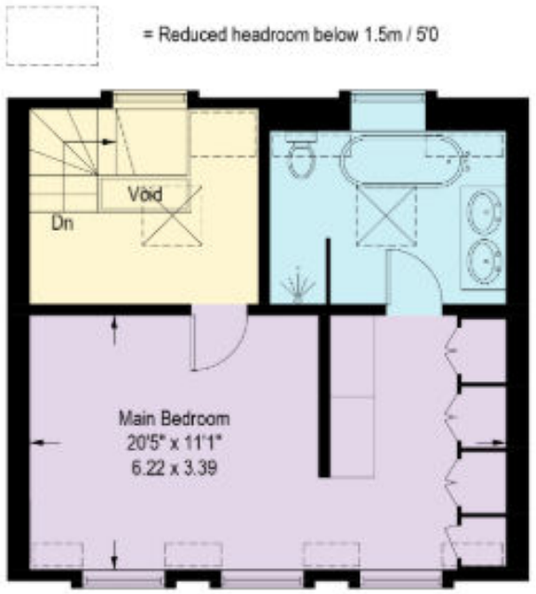


Ground Floor

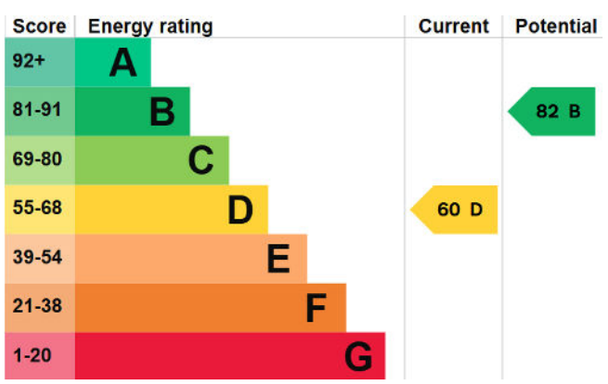


First Floor

= Reduced headroom below 1.5m / 5'0



Second Floor





Terms

£2,500 per week (£10,833 per month)

Available 1st October 2026 - Furnished

Local Authority: The City of Westminster

Council Tax: Band H

EPC: Rating D

BEST GAPP

Established 1900

020 7730 9253

81 Elizabeth Street, London SW1W 9PG

bestgapp.co.uk

Misrepresentation Act 1967
The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.

Residential Lettings Tenancy Fees

When considering making an offer on a property available through Best Gapp, we detail below various costs you should be made aware of:

The Rent
This is an amount paid between the tenant and the landlord when agreeing to let a property. The rent agreed will be paid at regular specified intervals (ie. weekly, monthly, quarterly, half yearly or in full) and will be equally split across the tenancy.

Holding Deposit
When an offer has been submitted for a rental property and accepted by the Landlord, subject to contract and references to include 'right to rent checks', previous landlord references (if available) and the necessary affordability/credit checks, Best Gapp will request a 'Refundable Holding Deposit' equivalent to one (1) weeks' rent to reserve the property and proceed with the tenant reference applications.

- The 'deadline for agreement' for both parties is 15 days after a holding deposit has been received by the landlord or agent (unless otherwise agreed in writing).
- If the tenancy does not proceed, the holding deposit will be reimbursed in full within 7 days of the 15 day deadline being reached or the landlord backing out.
- If the applicant withdraws their offer, fails 'right to rent checks', has provided false or misleading information, or where the applicant fails to provide the information within 15 days, the holding deposit will be non-refundable and retained by the Landlord. The reason for retaining the holding deposit will be provided in writing within 7 days of deciding not to enter the agreement or the '15 day deadline for agreement' is reached.
- If the tenancy does proceed, the holding deposit will be returned within 7 days of the agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.
- The deposit will be protected in a Government backed tenancy deposit scheme (either Deposit Protection Service (DPS) or Tenancy Deposit Scheme (TDS)).

Tenancy Security Deposit
This is a refundable payment that a landlord or agent can ask a tenant to make or a relevant person (i.e. someone acting on a tenant's behalf). This provides a landlord with security if a tenant causes damage to a property, does not return it in its original condition, does not pay their rent or breaks the terms of their tenancy agreement.

The level of tenancy deposit is equivalent to five (5) weeks' rent where the annual rent is less than £50,000, or equivalent to six (6) weeks' rent where the total annual rent is £50,000 or above, under an Assured Shorthold Tenancy.

NB. With regard to a Common Law Tenancy or Company Let Tenancy, the security deposit will be equal to six (6) weeks rent.

- The deposit will be protected in a Government backed tenancy deposit scheme (either Deposit Protection Service (DPS) or Tenancy Deposit Scheme (TDS)) within 30 days of taking the deposit payment.

Breaches of the Tenancy Agreement (default payments):
If required the landlord can charge for the following default payments:

- **Late payment of rent –** If the tenant exceeds 14 days in arrears interest will be charged at 3% above the Bank of England base rate for each day from the date that the rent falls due until the date it is paid.
- **Loss of keys or other security devices giving access to the property –** The landlord or agent can charge a 'reasonable cost' with evidence given in writing.

Changes to the Tenancy
The landlord or agent may charge a sum of £50.00 (incl. VAT) to the tenant, if the tenant requests a change to the tenancy agreement (eg. a change of sharer or permission to keep pets at the property). If this charge is above £50.00 the landlord will provide their evidence in writing detailing any 'reasonable costs' incurred.

- The provisions on a change to the tenancy does not apply to a renewal or to the length of the tenancy.

Early Termination
If the tenant requests an early surrender of the tenancy, the landlord or agent may charge an early termination fee equivalent to the loss of rent incurred.

- This will be no more than the maximum rent outstanding on the tenancy.

Council Tax, Utility and Communications Services
Tenants are responsible for paying bills in accordance with the tenancy agreement. This could include Council Tax, utility payments (eg. gas, electricity, water) and communication services (eg. TV licence, broadband, cable television, satellite television, telephone); and Green Deal charge.

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bestgapp.co.uk

- Covered by the 'RICS Client Money Protection Scheme'
- Belongs to 'The Property Ombudsman Redress Scheme' www.tpos.co.uk. A copy of the 'TPO Code of Practice' is available from our office.
- The 'Complaint Handling Procedure' is available from our office.

October 2026