

# 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](mailto:info@mayfairsquare.co.uk) | [www.mayfairsquare.co.uk](http://www.mayfairsquare.co.uk)

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## PROPERTY DESCRIPTION

This exceptional three-bedroom duplex residence is located in Eaton Square, one of London's most prestigious addresses, exuding timeless elegance and refined living. Nestled in the heart of Belgravia, Eaton Square epitomizes luxury, sophistication, and a lifestyle of distinction.

Spanning two floors and encompassing an impressive 2,046 sq ft from a dedicated private entrance, this property is a true masterpiece. Crafted by the renowned developer and designer Finchatton, every detail reflects perfection. The interiors are adorned with luxurious marble and wood floors, complemented by a sprawling 1,000 sq ft garden and terrace, creating a seamless connection between indoor and outdoor living.

Entertaining is a delight in the expansive reception room and inviting dining room, both opening onto the beautiful garden, offering an atmosphere of sophistication. A guest bathroom ensures convenience, while a fully separate utility area adds practicality to this luxurious home.

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

This residence harmoniously blends exquisite aesthetics with functional luxury, ensuring an exceptional living experience that is both captivating and comfortable. Residents enjoy exclusive access to private tennis courts and secluded gardens within Eaton Square, alongside a dedicated building porter and 24-hour security.

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

### Living in Belgravia

Belgravia, one of London's most esteemed neighbourhoods, showcases architectural brilliance at its finest. Nestled in the heart of the city, it is renowned for its elegant Georgian buildings, grand terraced houses, and captivating garden squares, all of which contribute to its prestigious allure. Belgravia offers more than just architectural beauty; it exudes a delightful village atmosphere. Quaint streets like Elizabeth Street, Motcomb Street, and Orange Square brim with charm, featuring superb restaurants and independent boutiques. In addition, the area is a stone's throw from London's most luxurious shopping destinations, including Harrods, Harvey Nichols, and Sloane Street, providing a world-class retail experience.

With its captivating blend of architectural splendour, tranquil green spaces, refined dining, and upscale shopping, Belgravia remains one of London's most sought-after neighbourhoods, epitomizing the pinnacle of grandeur and sophistication.

Garden details: Private Garden, Terrace



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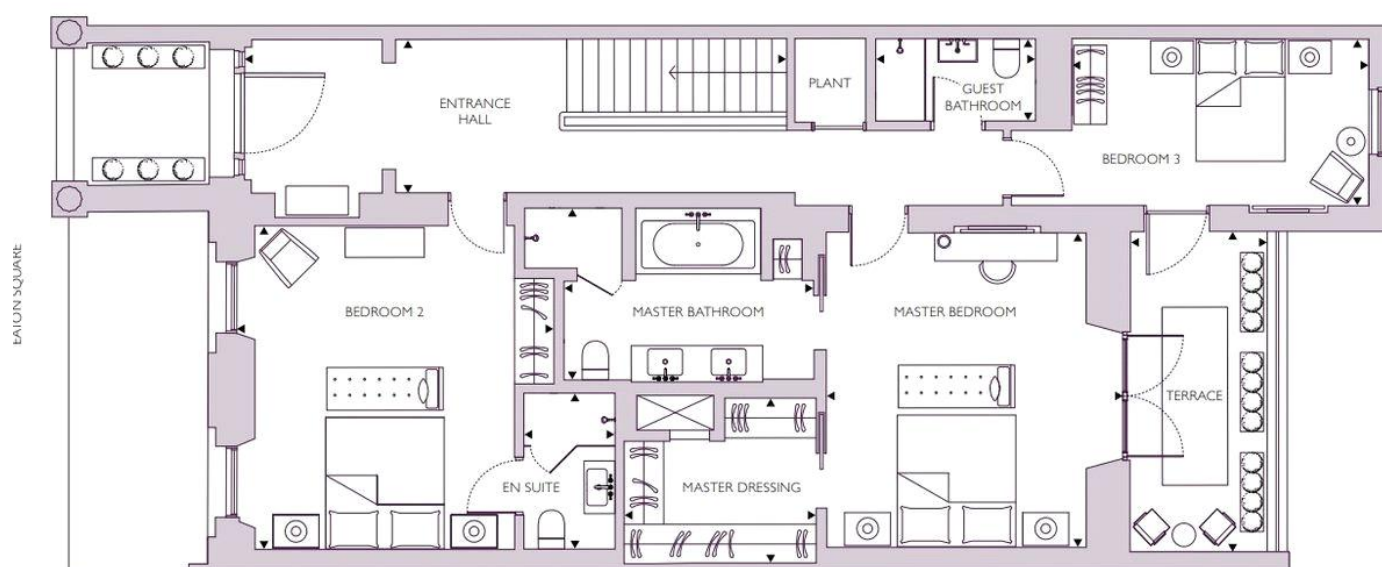
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## GROUND FLOOR



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

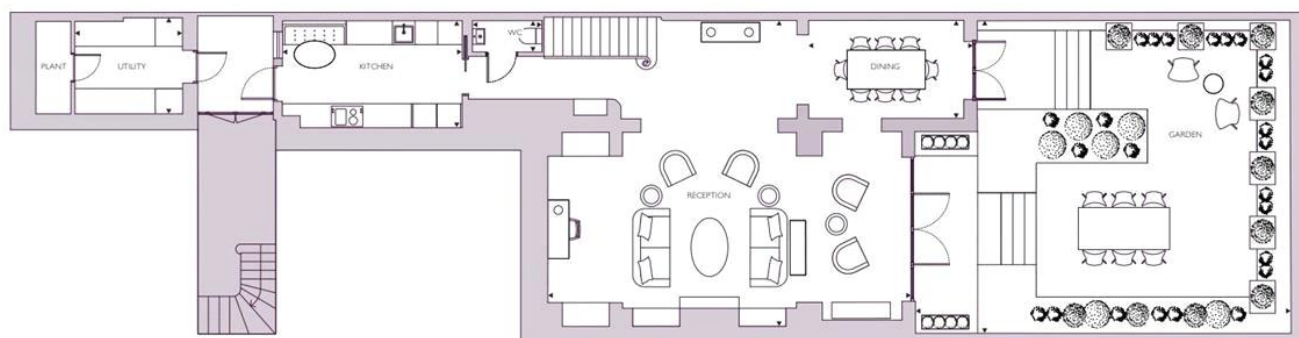


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LOWER GROUND FLOOR



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



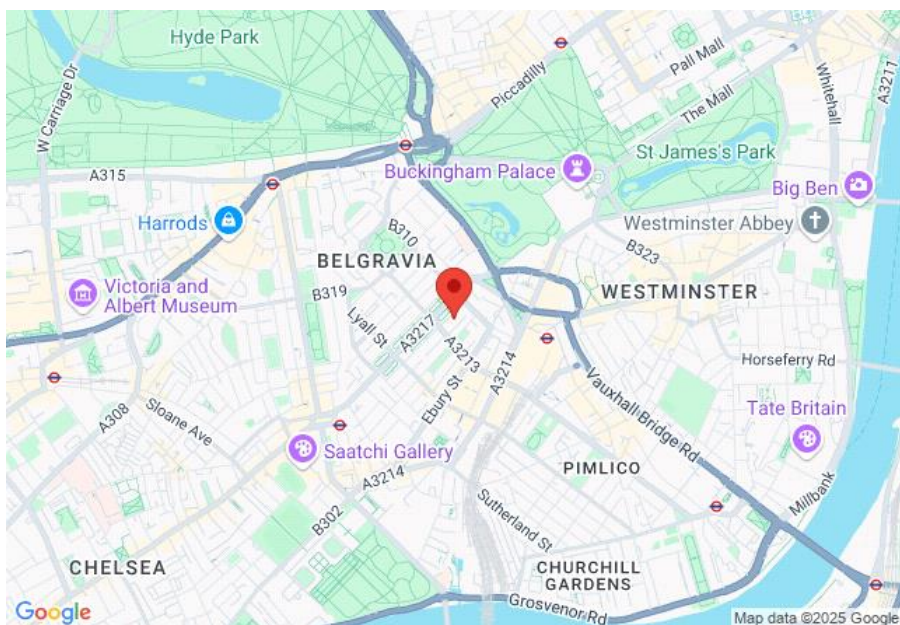
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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