



Eaton Row, Belgravia, London, SW1W

Eaton Row, Belgravia, London SW1W

This immaculate and newly renovated three bedroom freehold mews house offers flexible accommodation behind a period façade and is arranged over only three floors.

Sitting room | Kitchen | Master bedroom suite
Second double bedroom suite | Third double bedroom | Family bathroom | Guest WC/utility room | Garage | Parking | Private mews
EPC rating D

Meticulously refurbished and remodelled to exacting standards, the ground floor of the house is comprised of an open plan kitchen and sitting room with double Crittall doors leading to a large dining room. At the foot of the staircase is a guest cloakroom/ utility room. The first floor is made up of two bright and generously proportioned double bedrooms, one with an en-suite shower room and the third bedroom being served by a family bathroom off the landing. The second, and top floor of the house is dedicated to the master bedroom suite which has an abundance of natural light, and is made up of an opulent bathroom with walk-in shower and an extensive dressing room.

The owner of the house has the unique benefit of the right to park across the frontage of the house.



Terms

Tenure: Freehold

Local Authority: City of Westminster

Price: £2,995,000





Floorplans
House internal area 1393 sq ft (129.41 sq m)
For identification purposes only.

EATON ROW, SW1

Approx. Gross Internal Area *
1,393 Ft² - 129.41 M²

(including all areas under 1.5m head height)

Key:
Under 1.5m head height

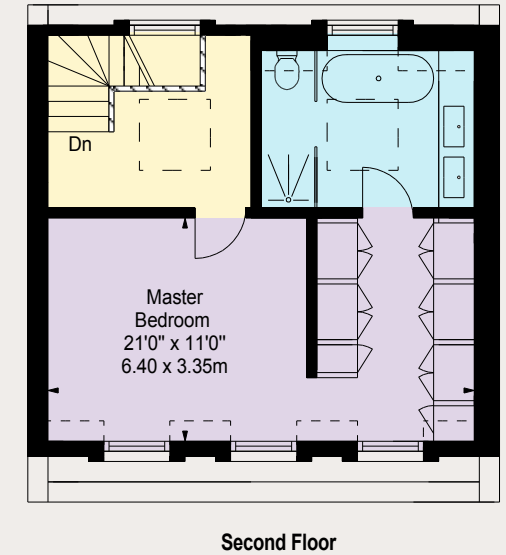
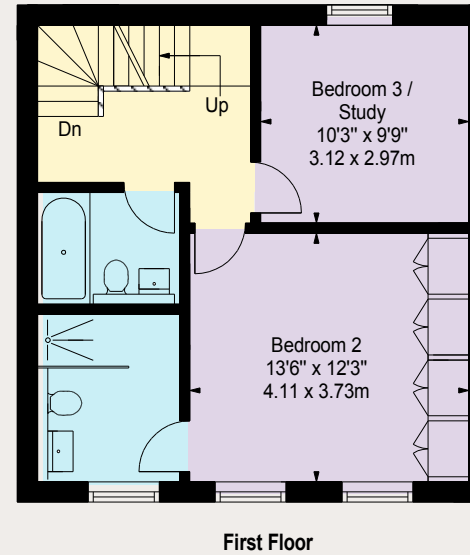
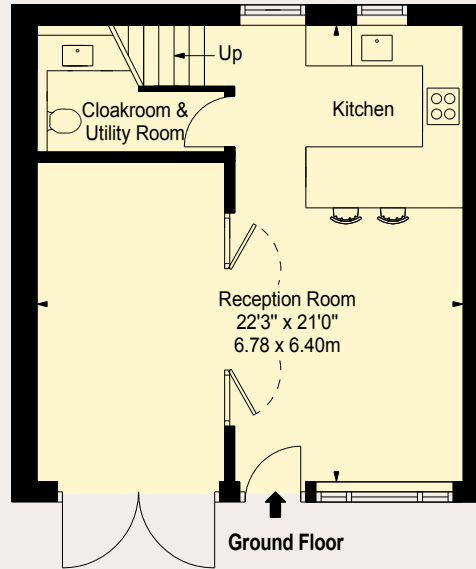


Illustration For Identification Purposes Only. Not to Scale
* As Defined by RICS - Code of Measuring Practice
Copyright © BluePrint Floorplans Ltd. 2019
info@blueprintfloorplans.co.uk
Drawing Produced From Supplied Plans. Dimensions Not Checked
Drawing No: 005

Specification list

- Underfloor heating (remote operation)
- CCTV security (remote operation)
- Video door entry system (remote operation)
- Intruder alarm (remote operation)
- Cat 6 wiring
- Ceiling mounted speakers
- Plumis misting fire suppression system
- Quooker boiling water tap
- Miele appliances in kitchen
- Neptune/Lusso Stone bathrooms
- Andrew Morton bespoke furniture
- Michael Garret bespoke Kitchen
- Peek Architecture

Strutt & Parker Knightsbridge & Belgravia

66 Sloane Street, London SW1X 9SH

020 7235 9959

knightsbridge@struttandparker.com
struttandparker.com

Knight Frank

47 Lower Belgrave St, Belgravia, London SW1W 0LS

020 7881 7722

belgravia@knightfrank.com

IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2019. Particulars prepared May 2019. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.



f /struttandparker

t @struttandparker

struttandparker.com

60 Offices across England and Scotland, including prime Central London



Strutt & Parker
exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE