

Eaton Square

Belgravia, SW1



A beautifully renovated second floor apartment situated in an attractive central position on the southern terrace.

This exquisite lateral apartment, was remodelled and refurbished to the highest standard. The period charm of the building works perfectly with the contemporary décor of the property.



1 RECEPTION ROOM



2 BEDROOMS



2 BATHROOMS



LEASEHOLD



1,463 SQ FT



**GUIDE PRICE
£5,950,000**



The property

This stunning apartment, situated in a prime position on the southern terrace of the iconic Eaton Square, represents the very best of refined London living. Elegantly presented with light-filled rooms, this apartment has been designed with exquisite attention to detail, blending timeless elegance with contemporary comfort.

The stylish reception/dining room offers flexibility and sophistication, bathed in natural light through the large sash windows that frame the picturesque views of Eaton Square. Opposite this room is a beautifully appointed, all marble kitchen/ breakfast room, featuring a marble table for four people and top-of-the-line appliances from Gaggenau – perfect for everyday living.

The principal bedroom suite boasts a walk-in wardrobe and, like the second bedroom, is finished to the highest standard with bespoke wardrobes and luxurious en suite bathrooms, offering a sanctuary of comfort and privacy.

The apartment offers an abundance of storage

including a study/storage room which is well placed between the two bedrooms.

The property also benefits from air-conditioning, underfloor heating, a 24 hour porter, a lift and access to the exclusive private gardens which include a tennis court.

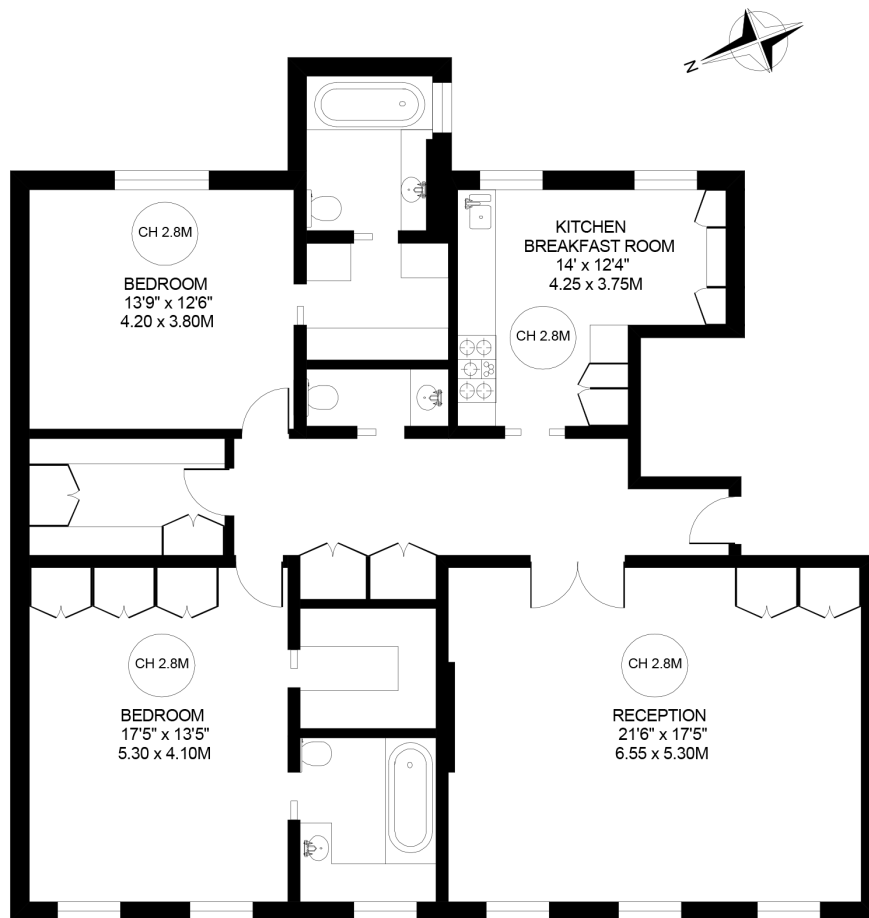
Location

Located in the heart of Belgravia, Eaton Square is one of the most prestigious squares in Central London and is one of three garden squares built by the Grosvenor Family in the 19th century.

Number 33 forms part of the famous white stucco-fronted terraces with columned porticoes, and benefits from the large expanse of private lawned gardens and tennis court, enjoyed exclusively by the residents of the square.







SECOND FLOOR

Floorplans

Gross internal area 1,463 sq ft (135.9 sq m)
For identification purposes only.

General

Tenure: Leasehold of 148 years remaining

Local Authority: The City of Westminster

Service Charge: Approximately £24,000 per annum
(includes a contribution to the sinking fund)

Ground Rent: Peppercorn

Council Tax: Band H

EPC Rating: C

Parking: Residents permit

Broadband: Installed

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. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. 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 March 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Knightsbridge & Belgravia

66 Sloane Street, London SW1X 9SH

020 7235 9959

knightbridge@struttandparker.com
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

