

# Eccleston Mews, Belgravia



# Strutt & Parker

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## A charming contemporary mews house in the heart of Belgravia.

Eccleston Mews is a charming cobbled cul-de-sac off Belgrave Place. This exquisite mews house offers an unparalleled blend of privacy and luxury boasting 1,234 sq ft/115 sq m.

Approached through its own private arch, the property has undergone an extensive refurbishment, resulting in a clean and contemporary finish across its two stories.

The heart of the home is an open-plan reception, dining and Poggenpohl kitchen, fully equipped with Miele and Gaggenau appliances, making it perfect for modern living and entertaining.

The house features two well-appointed bedrooms, including a principal suite that boasts a large separate walk-in wardrobe by Poliform, spacious enough to comfortably accommodate a study area. The principal suite also includes a luxurious en suite bathroom with his-and-her sinks, bath and shower. The second bedroom is equally impressive, complete with its own en suite shower room.

Additional amenities include a guest cloakroom, an internal garage spacious enough for a large vehicle with additional mews parking. Daikn air-conditioning, heating system and underfloor heating throughout, a state-of-the-art surround sound and audio-visual system. The property is also secured via a Banham alarm system with motion and window sensors throughout.



### Location

Ideally situated in-between Eaton Square and Eaton Place. Short distance to Sloane Square.

Postcode region: SW1X

### General

Local Authority: City of Westminster

Council Tax: Band H

EPC Rating: F

Annual Freehold Management Fee: Approximately £150 per annum payable to Grosvenor

Annual Mews Charge: Approximately £430 per annum

Parking: Spacious internal garage and additional mews parking

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**1,234 sq ft (115 sq m)**  
**Beautifully presented two-story mews house**  
**Two double bedrooms with en suite bathrooms**  
**Walk-in wardrobe**  
**Freehold**

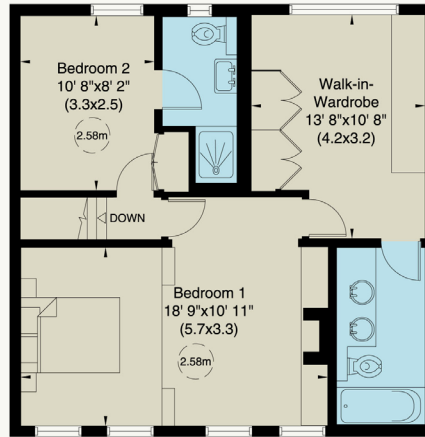
**Guide price £2,495,000**



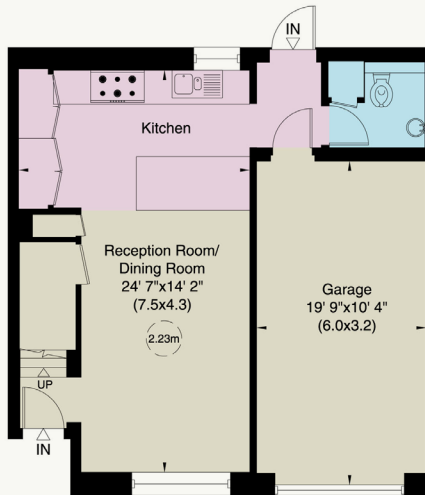
# 116 Eccleston Mews, SW1

Approximate Gross Internal Area  
1,234sq ft/ 115sq m

Not to Scale, for identification only



First Floor



Ground Floor

For guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only (and have been prepared in accordance  
with the current edition of the RICS Code of Measuring Practice).



## Strutt & Parker Knightsbridge & Belgravia

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