

ECCLESTON STREET

BELGRAVIA SW1



A superb family house of approximately 3,777 sq ft, beautifully presented with five double bedrooms

This voluminous house has excellent reception space with a fabulous first floor drawing room. The ground floor kitchen/dining area is ideal for modern family living and helps create an excellent house in the heart of Belgravia.

The house is conventionally arranged with efficient family living space on the ground floor, with a dining room, flowing seamlessly into a large kitchen that opens onto a patio. There is excellent communication with the media/family room in the lower ground floor below, which also has a large double bedroom with en suite shower room, utility room and guest cloakroom.

The first floor is a double reception room with classically grand proportions, excellent ceiling heights and lots of light with a full-height glazed elevation to the west giving a wonderful garden view.

There is air-conditioning from the first floor and above in all the bedrooms.

The entire second floor comprises the principal bedroom with a wonderfully large en suite bathroom.

The third floor has two double bedrooms that share a family bathroom. There is a further double bedroom above that also opens onto a secluded roof terrace/balcony.









Terms

Tenure
Freehold

Guide Price
£6,500,000

Local Authority
City of Westminster

Council Tax
Band H

EPC
Rating D

Location

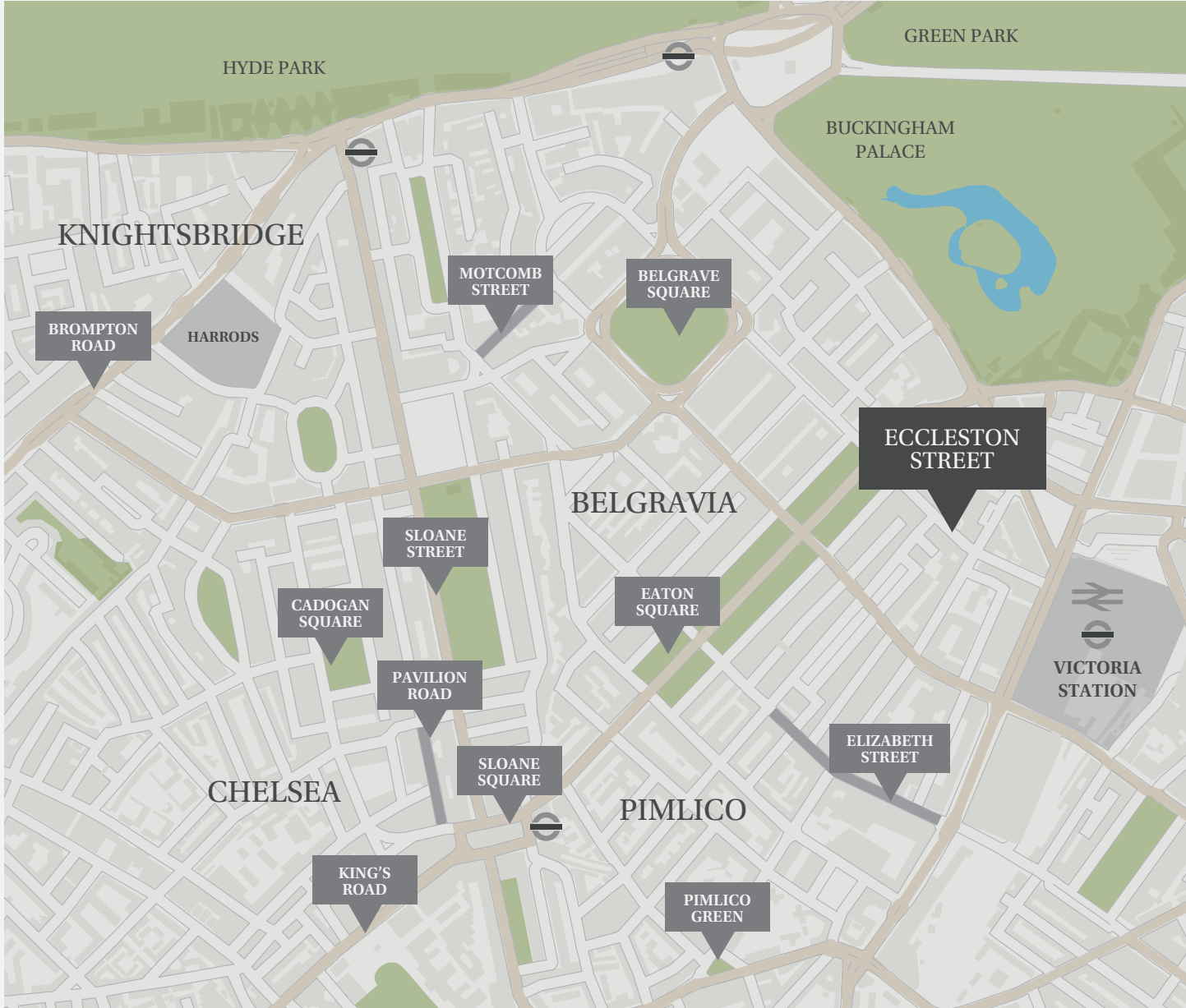
Eccleston Street has a superbly central location that enables easy access to a vast array of amenities. Victoria Station offers links to Gatwick, Heathrow, the Southwest and Brighton. City airport is also only 45 minutes by train.

Some of the best schools are close by: Eaton Square School, Garden House, Francis Holland, Hill House, Knightsbridge, and Sussex House to name but a few.

The shopping and village atmosphere of Elizabeth Street is just around the corner. Gail’s, Baker & Spice, Poilâne, and Tomtom are a few of the lovely shops and Barista’s nearby. Restaurants such as Oliveto, the Thomas Cubitt, Santini, La Poule au Pot, Colbert and many more make up the rich tapestry of culture and experience that are abundant.

Daylesford, Barley & Sage and Waitrose on Motcombe Street are local and Pavilion Road is only the other side of Sloane Square with the Kings Road, Sloane Street and Harrods beyond.

Eccleston Street is eligible upon application for access to Belgrave Square gardens and Burton Court, both of which have tennis courts. Battersea Park is just across the river and St. James’ Park and Green Park are also nearby.

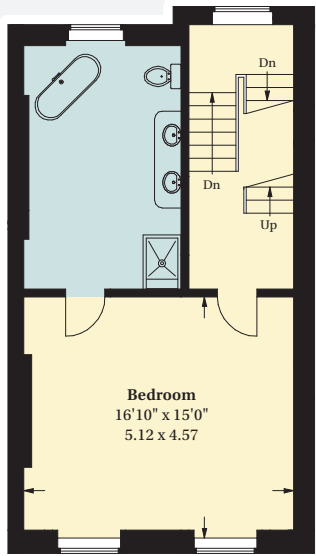
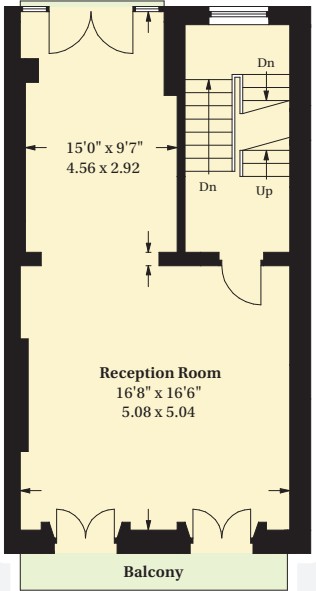
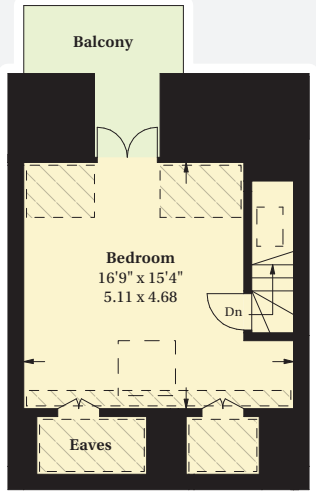
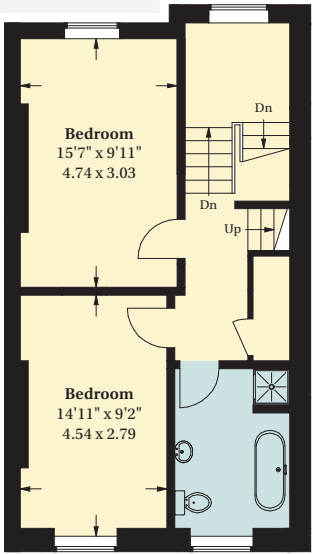
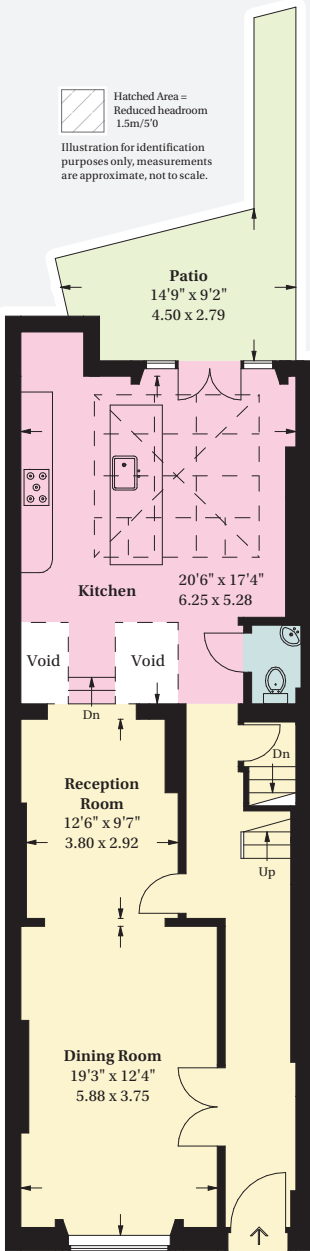
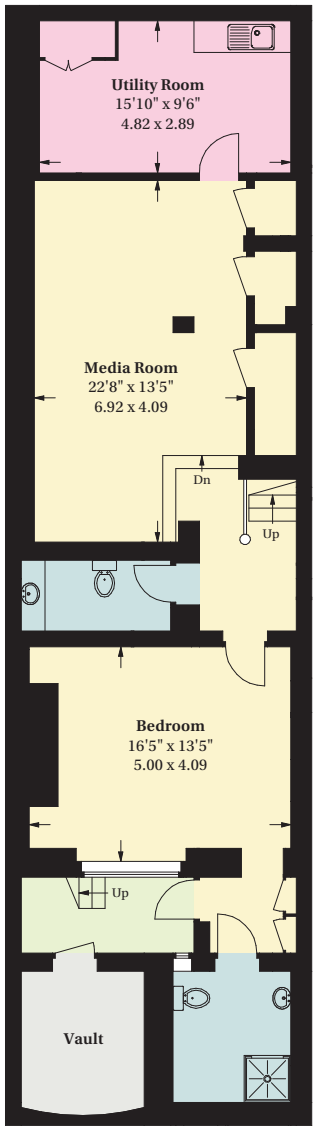


Approximate Gross Internal Area
3,627 sq ft / 337 sq m
excluding eaves /
reduced headroom / void

Vault
approximately
64 sq ft / 6 sq m

Eaves / Reduced Headroom
86 sq ft / 8 sq m

Total
3,777 sq ft / 351 sq m





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