

**RUSSELL
SIMPSON**

Exceptional garden flat on
Belgravia's grandest square

EATON SQUARE
BELGRAVIA SW1W

Eaton Square

£6,000 _{P/W}

BEDROOMS 4	INTERNAL 2,543 _{SQ FT} 236 _{SQM}	OUTDOOR 997 _{SQ FT}	FURNISHED STATUS Furnished
BATHROOMS 4		EPC E	COUNCIL TAX H

The Property

Three/four bedroom flat with designer garden and immaculate interiors at the most prestigious address in London

Entering the flat on the raised ground floor, the spacious entrance hall opens onto a front reception room. The window brings in westerly light, with an open vista looks onto the communal garden and down the length of the square.





Indoor Spaces

Downstairs, on the lower ground floor, a spacious kitchen with central island opens onto the dining area. This in turn leads out into the garden, with floor-to-ceiling French doors providing plenty of light. In addition, this floor contains a cinema room with considerable storage, as well as two more ensuite bedrooms, both with garden views. Finally, a potential maid's room with its own bathroom leads through to the laundry room.





The Bedrooms

The raised ground floor also contains a generous principal bedroom with an ensuite bathroom, as well as a bay window giving garden views.





Outdoor Spaces

The paved garden has separate dining and seating areas, as well as planted borders and pots. It was created by the award-winning Italian garden designer Luciano Giubbilei, who was also responsible for the garden furniture, including the table seating twelve. In addition, there is an outdoor gas fire.

The Design

The property is in excellent condition and has been finished to a high level. This includes air conditioning throughout and a Sonos sound system. In addition, the kitchen was design by Bulthaup and contains Gaggenau appliances.





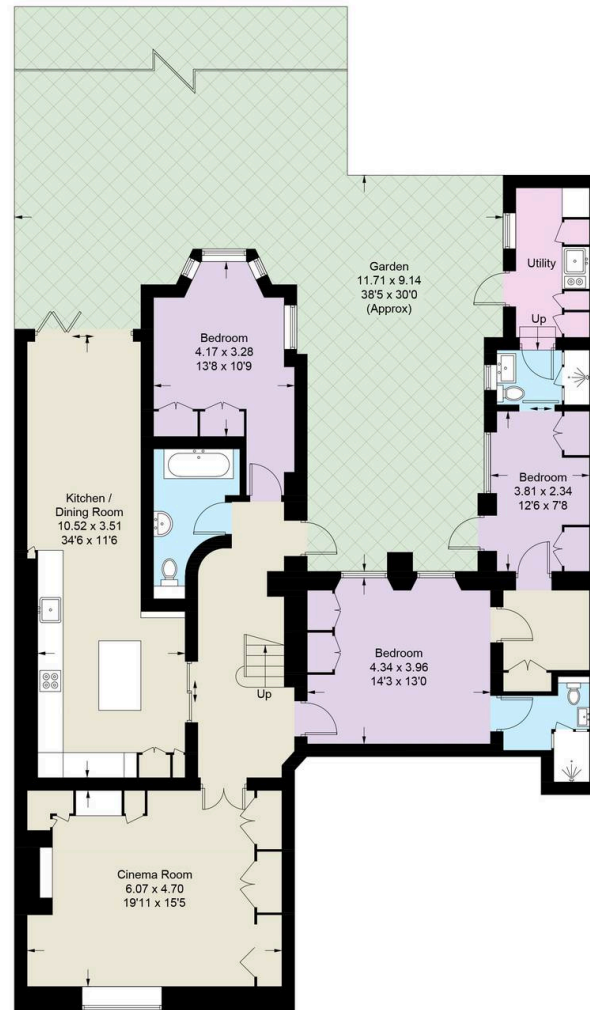
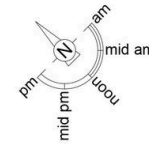
The Neighbourhood

Residents have the right to access the private communal garden of Eaton Square, among the largest garden squares in London.

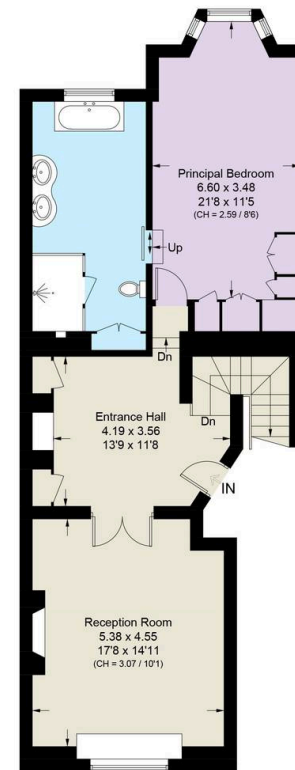
Eaton Square is one of the most prestigious addresses in London. It was built by the Grosvenor family and laid out by Thomas Cubitt from 1827 onwards. Over the years it has been home to numerous statesmen and aristocrats, including prime ministers and members of European royalty. Today, the square is well located for the restaurants and shops of both Knightsbridge and Chelsea, as well as Sloane Square underground station. In addition, the open spaces of Hyde Park and Kensington Gardens are within walking distance. What's more, 24-hour security is provided by the shared porter system unique to the square.

Eaton Square, SW1W

Approximate Area = 2543 sq ft / 236.3 sq m
Including Limited Use Area (2 sq ft / 2.0 sq m)
External Area = 997 sq ft / 92.6 sq m



Lower Ground Floor



Raised Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID969521)

**RUSSELL
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