



**EATON PLACE, BELGRAVIA, SW1**

£16,500 per week\*

**Carter Jonas**

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# EATON PLACE, BELGRAVIA, LONDON, SW1

- 5 Large Bedrooms all with Bathrooms
- Air Conditioning
- Double Reception Room
- Private Courtyard
- Balcony
- Study
- Cinema

## THE PROPERTY

This beautifully crafted apartment spans over four floors, the principal reception room on the ground floor extends over 15 meters with an impressive 3.95m high ceiling reception room and opens onto an elegant balcony. A further reception room and dining room leads onto a charming private courtyard, the kitchen allows for easy service for entertaining and there is a small private study.

The first floor is dedicated to the master bedroom suite with two dressing rooms. The lower ground floor designed to create further living space with ensuite bedrooms, cinema, a large study area and an elegant patio garden, utility room with access to the garage and the mews behind. The basement features a gym and the plant room for the complete apartment.

A major feature of the apartment is a bespoke staircase constructed of granite treads, steel stringers with curved glass sections of balustrades expanding over the three flights of stairs in the main residence. A mostly glazed structure links the attached and reconstructed mews with sizeable garage parking. The interior finishes, feature fair faced concrete, large areas of hardwood timber wall panelling and built-in furniture as well as bespoke acoustic panelling with joinery of the highest quality and careful attention has been paid to detailing.

This magnificent residence has been intelligently designed to create a unique and impressive family home, whilst maintaining the classical features of this Grade 11 listed building located at/in/one of London's grandest addresses/streets.

The deposit will be £99,000 at a rental value of £16,500 (asking price)

Holding deposit = 1 weeks rent of £16,500

Deposit is 6 weeks rent (£16,500 pw = £99,000 deposit)

Architecturally and interior designed by both multi-award-winning Architects Eric Parry and interiors by Chester Jones, this magnificent residence measures over 7,000 square feet



## ADDITIONAL INFORMATION

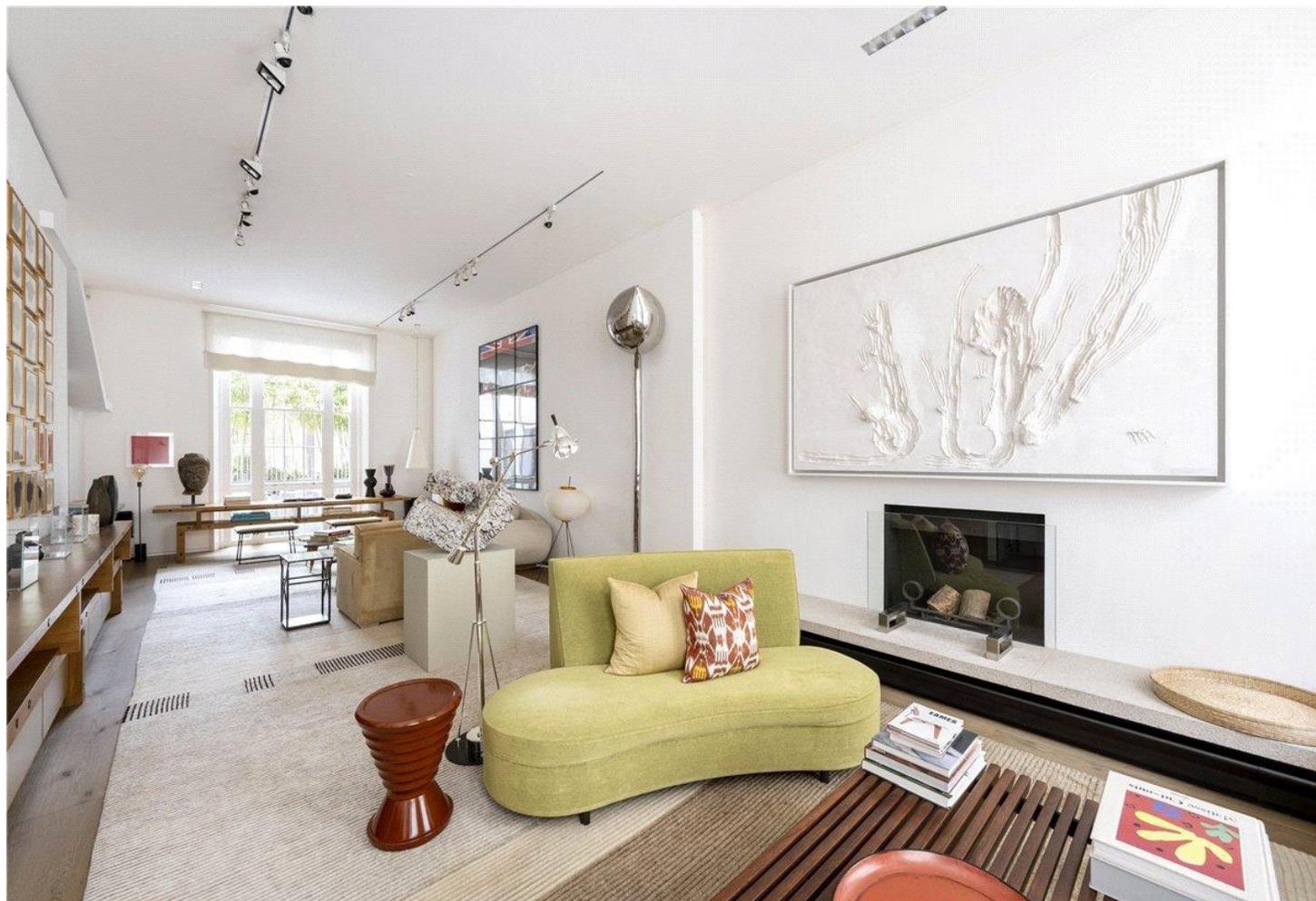
Offers Available for a minimum term of 12 months  
longer terms will be considered

Viewing Strictly by appointment

Local Authority Westminster City Council - Council Tax Band H

Material Information Ground Source Heat Pump  
Mains system Hot Water  
Standard broadband and mobile coverage available

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

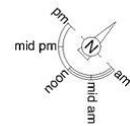


# Eaton Place, SW1X

Approximate Gross Internal Area = 566.5 sq m / 6098 sq ft  
 Plant Room / Garage = 72.1 sq m / 776 sq ft  
 Vaults = 14.8 sq m / 159 sq ft  
 Total = 653.4 sq m / 7033 sq ft  
 Including Limited Use Area (19.1 sq m / 205 sq ft)



This marketing 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.



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