

# EATON SQUARE

LONDON, SW1W 9AA



ROKSTONE

EXCEPTIONAL GRADE-II LISTED TOWNHOUSE IN SOUGHT-AFTER EATON SQUARE

ACCOMMODATION

Immaculately presented period townhouse | Superb central setting | 0.8 miles from Victoria station | Ten bedrooms/seven bathrooms  
Separate mews accommodation | Lift access to upper floors | Private courtyard garden | Communal gardens  
| Garage and on-street parking



SITUATION

Situated on a quiet road the property boasts an elegant stucco and brick façade and further benefits from on-street parking (permit required). To the rear is a fully paved courtyard garden flanked with a variety of greenery with ample space for al fresco dining. The square has a residents' security team and access to six communal garden squares. Belgravia Residents can also apply for access to Belgrave Square Gardens which offers tennis courts and various events during the year.

Eaton Square is an elegant Grade-II listed residential square in London's Belgravia district, overlooking 2.5 hectares of private gardens. It is the largest square in London, built by the landowning

Grosvenor family in the 19th century. The property enjoys a central setting just 0.8 miles distant of Victoria station which offers underground and mainline services including a fast link to Gatwick Airport. The boutique shops and restaurants on Elizabeth Street are close by, and Sloane Square underground station is 0.3 miles away, along with the King's Road and Sloane Street. The expanses of Hyde Park to the north and Green Park and St James's Park to the east provide beautiful open spaces, while the River Thames runs along the south through to fashionable Chelsea in the west. There are several reputable schools nearby including Eaton House Belgravia School, Francis Holland, and St Peters.

DESCRIPTION

This exceptional period townhouse occupies a sought-after setting on Eaton Square, a grand Grade- II listed estate within London's Belgravia district, a short distance from Elizabeth Street and the King's Road. The property is immaculately presented with well-proportioned rooms and a tasteful contemporary décor scheme throughout. The Edwardian home retains a wealth of period charm typical of the era including high ceilings, intricate crown mouldings, sash windows and original wood floors which are beautifully complemented by more modern additions such as lift access to the upper floors, chic bath and shower rooms, bespoke parquet flooring and a choice of reception rooms ideal for growing families and visiting guests.

The ground floor is centred around a grand full-width entrance hall with marble flooring and striking Corinthian columns leading through to a formal dining room and conservatory with bi-fold doors out to

the rear terrace. On the lower ground floor are three bedrooms, a gym, wine cellar, garage and kitchen with separate servery, utility, pantry and laundry room. To the rear of the property is a separate mews comprising three bedrooms and a shower room which has excellent potential to be utilised as guest accommodation. The principal staircase leads up to several formal entertaining rooms with an expansive first floor reception room, sitting room with a balcony overlooking the garden square and study. The principal suite occupies its own private floor with a walk-in dressing room and stylish marble bathroom. The further upper floors offer versatile accommodation with three additional bedrooms, one of which is currently utilised as a media room, two bathrooms, several dressing rooms, a study and plant room.



# EATON SQUARE, SW1W

Approx. gross internal area  
10,018 Sq Ft. / 930.8 Sq M. Inc. Garage / Loft & Wine Cellar  
176 Sq Ft. / 16.4 Sq M. Vault  
10,194 Sq Ft. / 947.2 Sq M. Inc. Garage / Loft / Wine Cellar & Vaults



## CONTACT

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