



Eaton Row, London, **SW1W**

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# Eaton Row, Belgravia **SW1W**

Meticulously refurbished to exacting standards, the ground floor of the house is comprised of an open plan kitchen and sitting room with double Crittall doors leading to a large dining room. At the foot of the staircase is a guest cloakroom/ utility room. The first floor is made up of two bright and generously proportioned double bedrooms, one with an en suite shower room and the third bedroom being served by a family bathroom off the landing. The second, and top floor of the house is dedicated to the master bedroom suite which has an abundance of natural light, and is made up of an opulent bathroom with walk-in shower and an extensive dressing room.



**Guide price:** £2,800,000

**Tenure:** Freehold

**Local authority:** City of Westminster

**Council tax band:** H



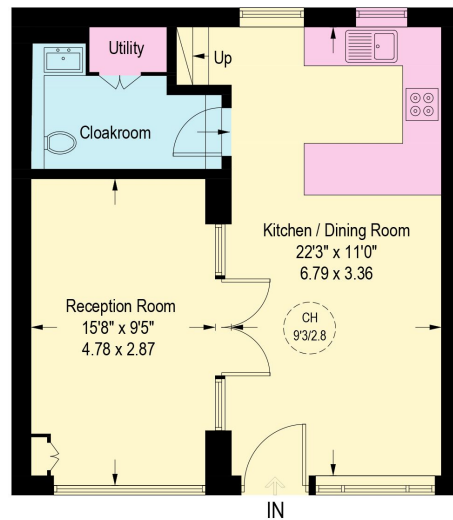


This newly renovated 3 bedroom freehold mews house offers flexible accommodation behind a period facade and is arranged over only three floors and is situated just behind Eaton Square. Approximately 1,393 sq ft (129.41 sq m).

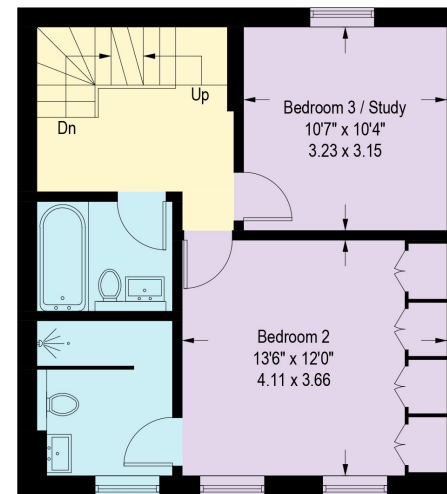


**Approximate Gross Internal Floor Area**  
**125.4 sq m / 1350 sq ft (Excluding reduced headroom/void)**  
**Reduced headroom = 2.4 sq m / 26 sq ft**  
**Total = 127.8 sq m / 1276 sq ft**


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

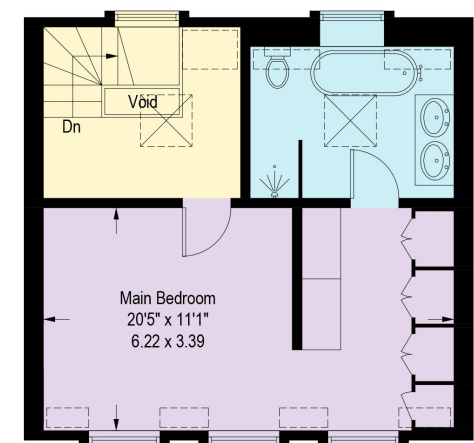


**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0"



**Second Floor**

**Knight Frank**  
**Belgravia Sales**  
 47 Lower Belgrave Street  
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We would be delighted to tell you more  
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