

34 Eaton Square

Belgravia SW1



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The most coveted address

An immaculately restructured and re-built Grade II listed duplex apartment occupying the Raised Ground and Garden level in a beautifully tranquil position in the centre of the Southern terrace of this most coveted address in Belgravia and interior designed with an uncompromisingly tasteful aesthetic.

At over 2,200 sq ft (200 sq m), with ceiling heights of just under 4m on the upper floor the property offers substantial lateral living in a period setting with the very special benefit of its own private porticoed entrance and private landscaped garden delivering the feeling of a house.

Offering very well balanced accommodation and unusually wide reception spaces with separate living and dining areas, lavish Principal bedroom suite, 2 further bedroom suites and south facing terrace the apartment provides outstanding light and volume and has been appointed with every comfort for luxurious living.

Eaton Square is serviced by the unique liveried House Officers who provide a constant and reassuring presence to assist residents with their daily needs. The square has the benefit of 24 hour security provided by the Grosvenor Estate and the apartment has access to over 6 acres of beautifully kept communal gardens and the added advantage of a tennis court.



Eaton Square

Eaton Square was built by the Grosvenor Family and laid out by the master builder Thomas Cubitt in 1827. It is the grandest square in London made up of six adjoining central gardens planted with the London Plane tree and exotic flora.

The houses of Eaton Square are Grade II listed and maintained by the Grosvenor Estate to an exemplary standard considered as the bellweather for estate management and preservation. The square has hardly changed its appearance in 200 years. As a result it remains at the very top of the most prestigious addresses in London and has a worldwide following. The Square has been home to some of the most distinguished names from Politics, the arts, business and industry and counts a number of former Prime Ministers and celebrities amongst its residents.

The houses were typically occupied as single family dwellings until the post second World war era which saw a new fashion for the conversion of these grand houses to apartments. There are very few that retain their own porticoed front door of which 34 is one and which provides a very rare and desirable benefit.





A sense of arrival

Entering the apartment through your own private porticoed entrance and opening on to a gloriously wide hallway with nearly 4m ceiling heights offers a wonderful sense of arrival.



A sense of calm

Beautifully proportioned drawing and dining rooms with all the charm of the Victorian period with individually painted cornicing detail, ceiling roses, statement chandeliers and marble fireplaces fully upgraded for contemporary luxury living offer a sense of tranquillity and calm.





A grand entertaining space

A bespoke travertine circular dining table centred on the marble fireplace with separate antique mirrored bar and decorated with early scenes of India and Pierre Jeanneret chairs transports guests to a bygone era with French doors on to a south facing terrace delivering phenomenal light.





A balance of design and function

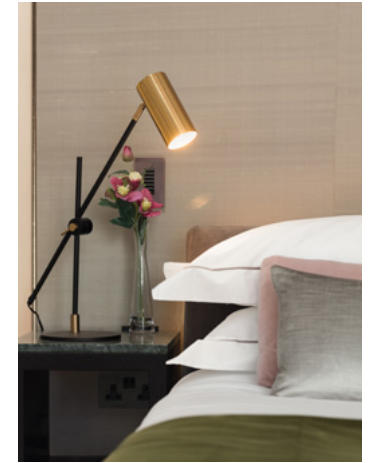
A bespoke kitchen made to reflect the south facing light with the use of glazing and mirrored cabinetry with a traditional design ethic and yet offering state of the art Gaggenau appliances including an oversized fridge/freezer and wine cave for comfortable family living.



A sense of privacy

The south facing terrace and landscaped garden have been created to make the most of the sun receiving all day light while still offering a green outlook from the substantial and mature planting and the neighbouring trees. At night the under lit decking appears to float and the spot lighting delivers a dramatic backdrop to the apartment. A place to sit, eat, relax and soak up the sun with total privacy.

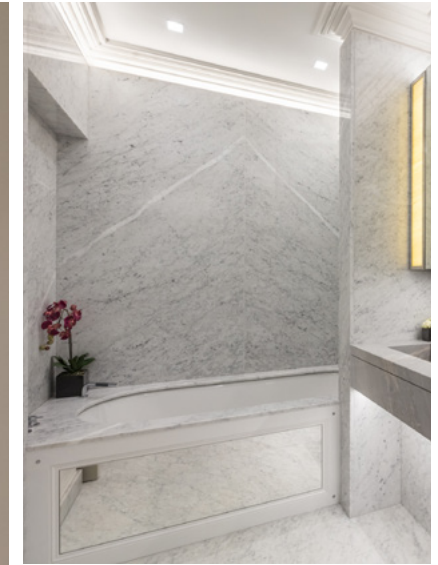


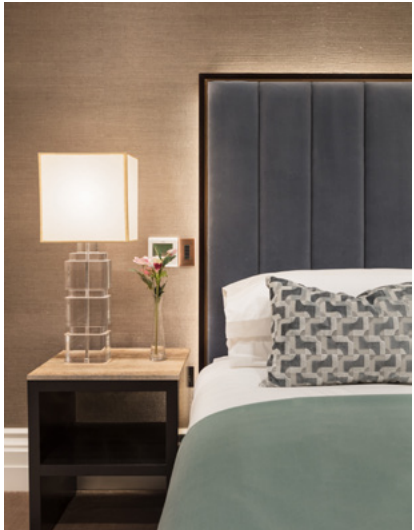


A sense of relaxation

The principal bedroom suite is decorated with silk wallpaper and luxurious carpeting, offering separate dressing and sleeping areas as well as a south facing outlook over the beautifully landscaped garden. The bookmatched Carrara and Palissandro blue marble in the generous bathroom offers the perfect retreat from city life in which to relax.









A dramatic but elegant interior

Elegant use of dramatic finishes and materials including a feature back lit onyx vanity top, a Portland stone staircase and specialist marmorino and gesso finishes to accompany the judicious use of marble and limestone.



Specification

Principal Bedroom Suite

A wide south facing bedroom in this incredibly tranquil setting which receives the morning and afternoon light overlooking the landscaped garden. The bedroom has ample space for separate sleeping, sitting and dressing areas. The luxuriously appointed master suite has a feature lit headboard and wardrobes clad in the very rare Koto veneer. The en suite bathroom offers a dedicated oversized walk-in shower, separate bath in book matched Carrara marble and accent Palissandro blue vanity top

Kitchen

Hand built bespoke kitchen finished in matt lacquered cabinets with mirrored back and glazed doors. Statuaria book matched marble worktops and splashback and incorporating Gaggenau integrated appliances including additional wine cave to store a further 50 bottles and oversized Gaggenau Fridge Freezer.

Bathrooms

- Master bathroom in bookmatched Carrara marble slabwork with an accent Palissandro blue vanity top and oversized walk in shower
- Guest WC in Teresa White polished limestone slabwork and backlit onyx vanity top
- Port Saint Laurent integrated vanity units in guest bathrooms with antique honey limestone shower enclosure and floors
- Vola wall mounted taps and fixtures to all bathrooms
- Underfloor heating and heated mirror pads to all bathrooms

Floors

- Patterned Marble entrance hall to mirror ceiling corning in arabescato and light grey marquina
- Chevron parquet flooring in natural Oak finished with a matt lacquer in all living areas on the raised ground floor and hallway at garden level
- Guest WC in Teresa White polished limestone slabwork and backlit onyx vanity top
- Master bathroom in book matched Carrara marble slabwork with accent Palissandro Blue vanity top
- En-Suite Guest bathrooms in antique honey limestone slabwork with accent Port Saint Laurent integrated vanity top
- Book matched Statuaria worktop in the kitchen
- Wool thick pile carpets in all bedrooms and Silk & Wool hand finished rug to Reception
- Electric underfloor heating to all stone areas and heated mirror pads to bathrooms to ensure they remain mist free
- Portland Stone staircase

Fitted Furniture

- Bespoke fitted AV and bookshelf units in a very rare lacquered Koto veneer and backlit shelf lighting, bronze grilles and housing the living room AC units
- Walnut bar with bespoke distressed mirror backing, top lit, toughened shelves and onyx base also housing the AC unit for the dining room
- Floor to ceiling full height bespoke wardrobes to principal bedroom in a rare lacquered Koto veneer with bespoke bronze handle trim
- Guest bedroom 2 wardrobes in wenge stained oak with rare lacquered koto veneer
- Guest bedroom 3 wardrobes in wenge stained oak and clad in silk
- Bespoke patterned blackened steel balustrade with a fine profiled oak handrail
- Medicine cabinets to all bathrooms in wenge stained oak with silk backlit chrome side panel detail
- Bespoke backlit headboards designed in wenge with bronze trim detail and upholstered with deep stitched velvet panels in guest bedrooms and with silk in principal bedroom
- Specially designed and fabricated 8 seater circular dining table 180cm in diameter in honed Travertine on faceted base

Walls

- Specialist Marmarino plastered finish to entrance hall, guest WC and understairs walls
- Specialist De Gournay wallpaper 'Early Views of India' in Eau Forte colourway on Scenic Paper with bespoke colour detail introduction in the dining room
- Silk wallpaper to reception room, principal bedroom and guest bedroom 3
- Grasspaper and Hessian wall coverings in guest bedroom 2
- Bespoke specialist multi panelled distressed mirror encased in bronze frame to reception room

Fireplaces

- Bespoke Marble fireplaces with bio ethanol burners for clean fuel. The drawing room has the Athenian made of Statuaria Marble with Etruscan Gold Centre tablet and ingrounds. The Stirling in the dining room is carved from veined carrara incorporates a corniced mantel shelf and bolection moulding in the frieze and jambs.

Windows

- All new doors and French windows installed with felt neoprene seals and variously dressed with high quality sheers and silk wool curtains, fabric and privacy blinds and shutters
- Automated Silent Gliss roller blinds for privacy in reception room and guest bedrooms operated by the Lutron system
- Automated Silent Gliss Venetian blind to kitchen
- Double layered Venetian blinds in Loro Piana fabric over laid on privacy blinds in guest bedroom suites
- Bespoke metal planters planted with seasonal and green leaf fillers illuminated with dedicated spotlights

Air Conditioning

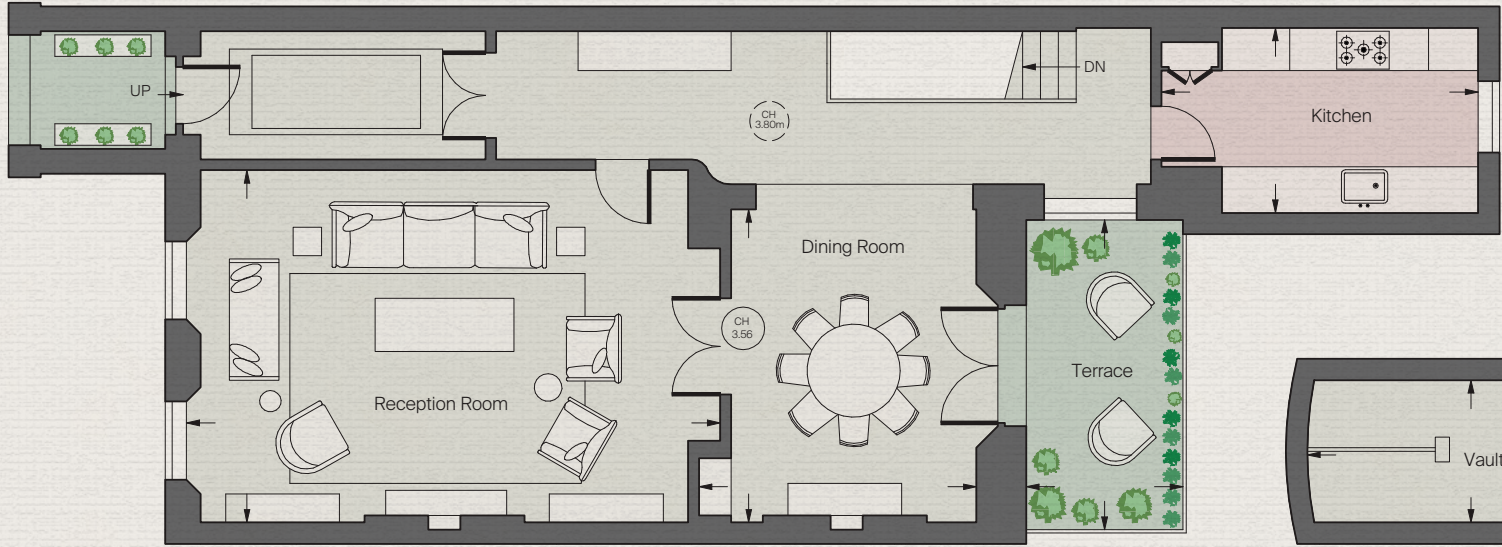
- Air Conditioning through out concealed in joinery units with Fujitsu wall pad controls
- Acts as a secondary heating source

Smart Home

- Lutron lighting throughout the property, the system allows pre-set lighting for different moods all controlled from individual wallplates or by the Lutron app on smartphone or ipad. Also operates the multi-room audio visual system, automated blinds, heating and security. The system allows for example a pre-dimmed setting for cinema viewing or night setting for bathrooms.
- The Lutron system also operates the 5 amp floor and table lamp circuits.
- One button operation for whole house on/off.

Home Entertainment

- A multi-room Sonos AV system has been installed throughout the apartment with recessed ceiling speakers in all rooms and wall mounted speakers in the reception and dining rooms. The cinema style 65" Samsung TV in the main reception room has an integrated surround sound system for home cinema operation. The whole system is scaleable for operation with other separates including TV, DVD, CD, PC, internet streaming and Games consoles with the benefit of surround sound from any source. Included in the master bedroom entertainment area is a 60" HD Samsung television with articulated bracket for ease of viewing from any angle.
- The living area and all bedrooms are pre-wired for Sky Q allowing multi-channel viewing in all areas of the apartment.
- Dual Cat 6 outlets in all rooms to provide simple integration of IP enabled devices or wired high-speed Ethernet connections and patch panel to integrate all wireless AV and IT devices and future proofed technology platform



Raised Ground Floor

Approximate Gross Internal Area
2,152 sq ft / 199.9 sq m

Vault
77 sq ft / 7.2 sq m

Total
2,229 sq ft / 207.1 sq m

Reception Room
24'8" x 15'10" / 7.51m x 4.83m

Dining Room
14'6" x 12'9" / 4.42m x 3.89m

Kitchen
14'8" x 8'7" / 4.47m x 2.62m

Terrace
14'2" x 7'2" / 4.32m x 2.19m

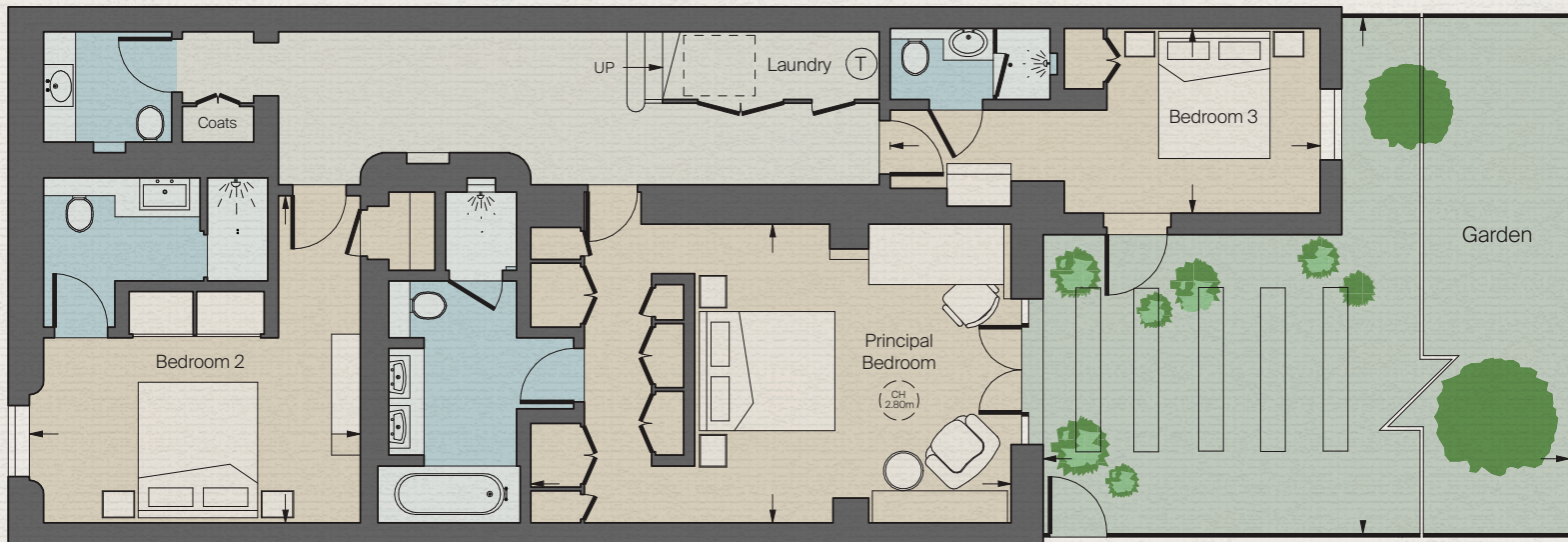
Vault
11'7" x 6'7" / 3.53m x 2.00m

Principal Bedroom
22'2" x 13'10" / 6.75m x 4.21m

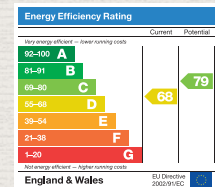
Bedroom 2
15'2" x 14'10" / 4.62m x 4.52m

Bedroom 3
19'9" x 8'8" / 6.03m x 2.63m

Garden
33'10" x 23'9" / 10.30m x 7.25m



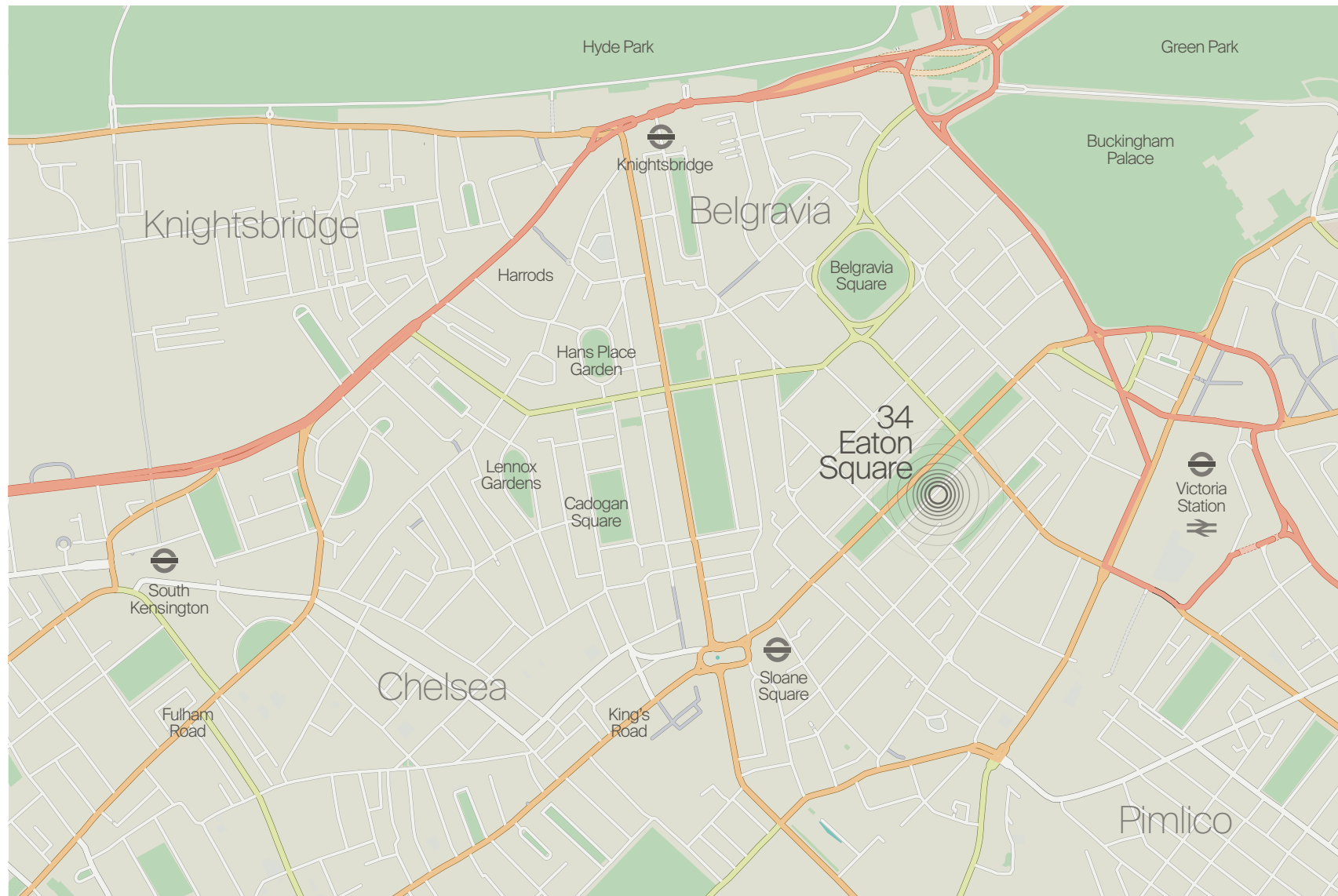
Garden Level



Location

With a South and West facing aspect spanning the full 75ft depth of this highly regarded building and garden, the apartment occupies a tranquil position enjoying exceptional light in all areas including the reception and master bedroom.

Eaton Square is the most coveted address in London situated in the heart of Belgravia. It is within 600m of the international boutiques of Sloane Street. The café society of Sloane Square and Elizabeth Street are even closer and the world famous landmarks of the Natural History and Victoria & Albert museums as well as Hyde Park and Harrods a short hop away.





An oasis in the heart of the city

Access is provided to all six sections of the Eaton Square communal gardens, an oasis in the heart of the city and the added benefit of the private residents' tennis court.



Terms

Tenure

Leasehold expiring 25.12.2140
approximately 120 years remaining

Ground Rent

Peppercorn

Service Charge

£2,365 per quarter

Local Authority

City of Westminster

Price

On application

Further information

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