



13 South Eaton Place

Belgravia

OLIVER BERNARD

LONDON



INTRODUCTION

A magnificent part stucco-fronted Grade II listed house in this prestigious location just to the South of Eaton Square. South Eaton Place is an attractive terrace running south from Eaton Square and within 5 minutes' walk of Sloane Square with its' shopping and underground station.

The house has been refurbished by the renowned interior designer, Nicola Fontanella of Argent Design.

Formal Living Room & Bar

The formal *living* area offers a sophisticated entrance and living space complete with its own bar and gas fireplace.



All the joinery is hand crafter with a bespoke bar and spirits rack.



i Each room has full surround sound, AC, underfloor heating and a working gas fireplace.



Kitchen & Dinning

Extensive *kitchen* with a range of appliances including a double dish washer wine cooler and separate laundry room.

The lower floor has been opened up, creating a light flooded family room with a cosy media snug including a brand new entertainment system including surround sound and sound proof walls.





The lower floor has been opened up, creating a light flooded family room With a cosy media snug. The house has the added luxury of a the south facing garden, an elegant drawing room and a sizeable garage.

Hand crafter *kitchen* with marble work surfaces and smeg appliances



i Non invasive design with free standing joinery built into the wall, the kitchen takes up little space whilst offering vast storage.



Bedrooms

Quiet and secluded bedrooms with separate dressing en-suite bathrooms and three meter ceilings

13 SOUTH EATON PLACE

Master Bedroom: Dressing Room.
Built in storage. Bath tub, shower,
AC and working gas fire.





BEDROOM 2

Double bedroom with views West, joined walk in wardrobe and AC.



Bedroom 4

Double Bedroom with east facing views and a en suite shower room.

Bathrooms

Extensive *bathrooms* and guest WC with beautiful marble surfaces and rainwater shower heads.







Exquisite *bathrooms* including a guest WC, bath tub and walk in shower.

- i** Offering vast storage both beneath sinks and above the WC for Towels and Bathroom products.



Floor Plan

Approx. Total Internal Area:

Approx. Total Internal Area 3455 Sq Ft-321.00 Sq M
(Including Garage & Vault)

Approx. Gross Internal Area 3229 Sq Ft-300.00 Sq M
(Excluding Garage & Vault)

Approx. Gross Internal Area of Garage 151 Sq Ft-14.00 Sq M

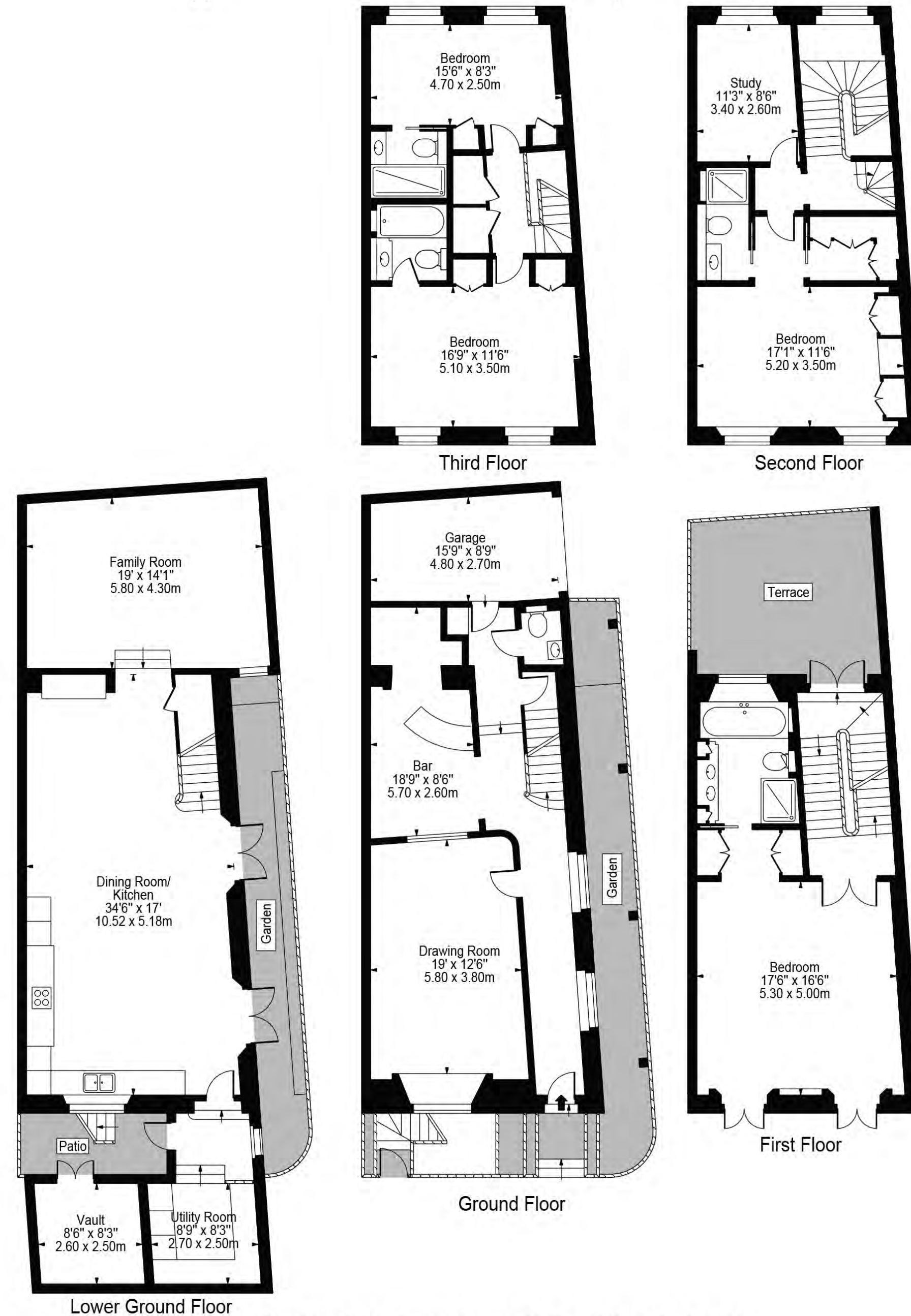
Approx. Gross Internal Area of Vault 70 Sq Ft-6.50 Sq M

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Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

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For Illustration Purposes Only - Not To Scale

Location and Amenities

Location: South Eaton Place is an attractive terrace running south from Eaton Square and within 5 minutes' walk of Sloane Square with its' shopping and underground station. Elizabeth Street is the most desirable destination in Belgravia with it's village feel boutique stores and cafes. You have full access to Belgrave Square to walk your dog with access to children's play areas and tennis courts.



x 4

Principal Bedroom with dressing and En Suite Bathroom

Bedroom 2 with dressing

En Suite Bathroom

Bedroom 3 with En suite

Bedroom 4 with En suite



x 4

En Suite Bathrooms & Guest WC



x 3455 Sq Ft

Reception Room

Open Plan Kitchen

Terrace

Office

Balcony

AC

Gas Fire's

Garage

Tenure

123 years approx

EPC

EPC = E

Guide Price

£10,500,000





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