



ECCLESTON MEWS

BELGRAVIA SW1X



Having been subject to a meticulous scheme of refurbishment, carried out by the current owners and overseen by renowned designers Barlow & Barlow, this is an incredibly exciting 3 bedroom house over 2 floors, with unique features and access to stunning communal gardens.

An entrance hall with a sweeping staircase and skylights above, pulling natural light most pleasingly through the house, provides a wonderful first impression of this superb residence. To the left is a discreetly positioned guest cloakroom and passing this, a double width opening leads through to the heart of the house. There is a wonderful open plan double reception room and dining room, with a beautiful bespoke kitchen adjacent, allowing for easy family living or entertaining. There are two sets of double doors leading out onto a private patio – perfect for dining al-fresco. Moving around towards the front of the house, there is a well-positioned utility area, through which one enters a second reception room with rich colours and a fireplace forming the focal point of the room. This is the perfect space in which to entertain, work from home or relax in peace and quiet.

On the first floor, the master bedroom suite runs the entire width of the property. The bedroom area benefits from a private balcony and there is also a dressing area with good storage. This in turn leads through to the bathroom with a bath being framed by bespoke joinery and the ability to draw curtains around the bath. There are two further double bedroom, both with built-in-storage, serviced by a shared shower room. Of particular note is the fact that the bedrooms benefit from air conditioning and you are able to park outside of the property.

Eccleston Mews is a sought-after residential address in the heart of Belgravia. Within easy reach are the shops, bars and restaurants of Elizabeth Street, Motcombe Street and Sloane Street. Mayfair is also within easy walking distance. Sloane Square station (District and Circle lines) is 0.4 miles away and Victoria station (District, Circle and Overland) is 0.5 miles away.







GROUND FLOOR

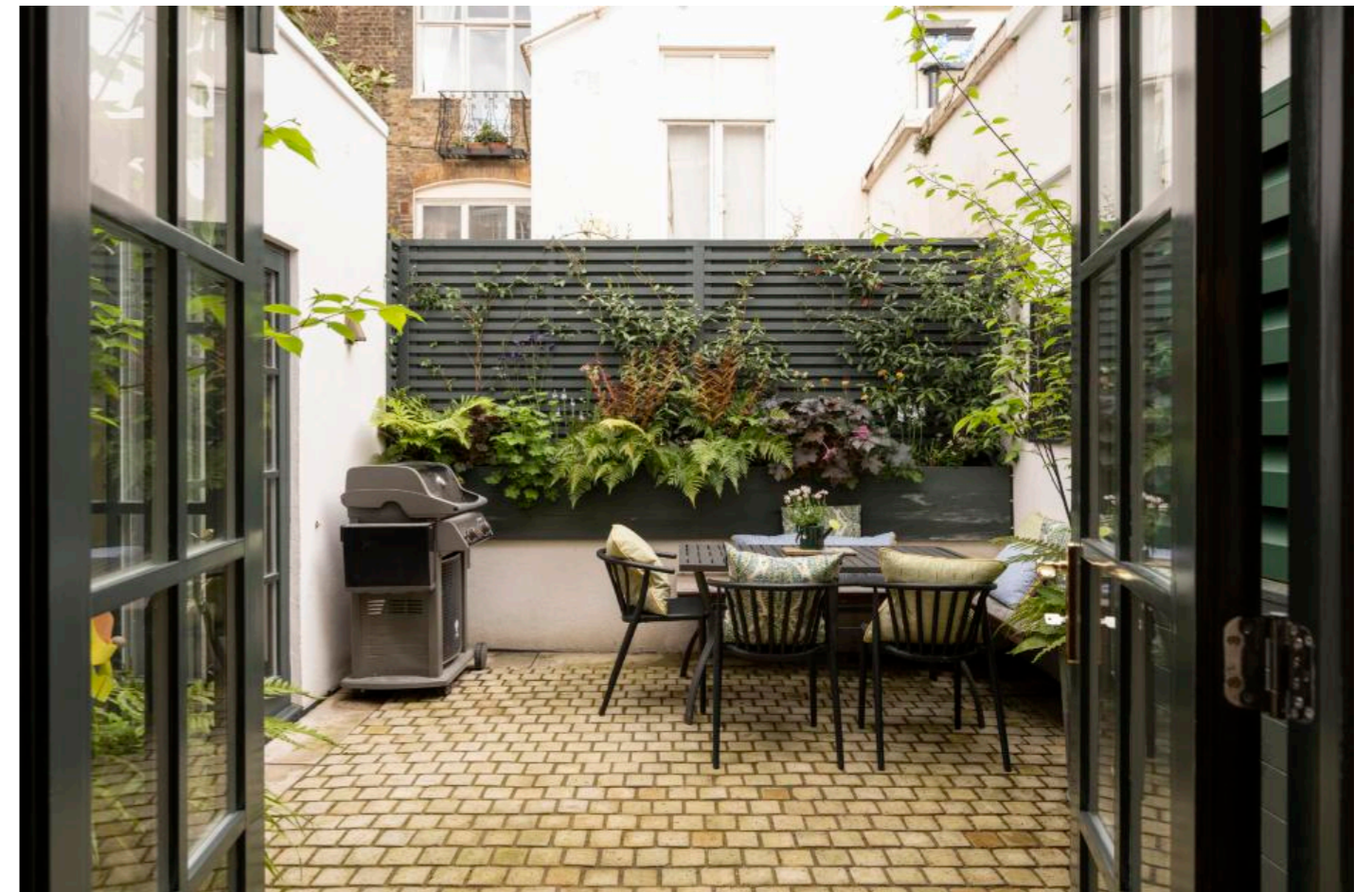
This is a fabulous space which moves seamlessly from one area to another, always with a view out towards the charming patio garden. Upon entering the house, the eye is drawn through to this fabulous space which offers easy living and wonderful detail on the finish with features such as stunning hand painted joinery.





THE SNUG

This room is rich in colour and atmosphere and is the perfect room in which to escape, work from home or entertain in peace. It could also work as a cinema room and was designed to reflect the warm and comforting ambiance of a club.



OUTSIDE

There are two sets of double doors leading out onto this private patio area – rare for a mews house in Belgravia. A raised planter adds greenery and there is plenty of space to dine, as well as bbq.



THE MASTER BEDROOM

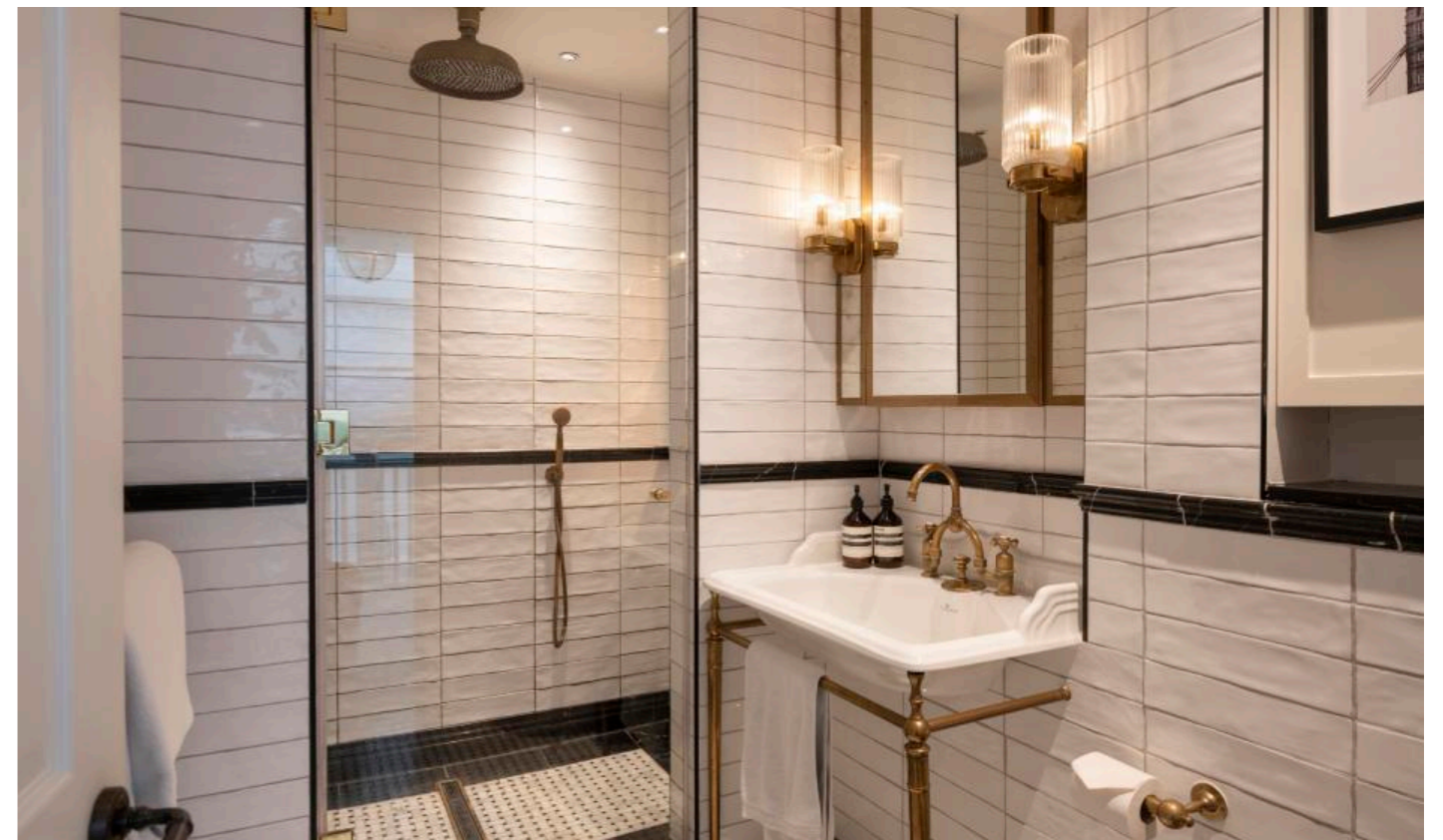
Peacefully positioned along the back of the house, this is an enchanting space. Air conditioned for comfort in summer and benefitting from a balcony large enough to sit on. There is a dressing area providing ample storage, which leads through to the en-suite bathroom. A wonderful feature is the curtained bath – perfect for a candle lit bath with a glass of wine!

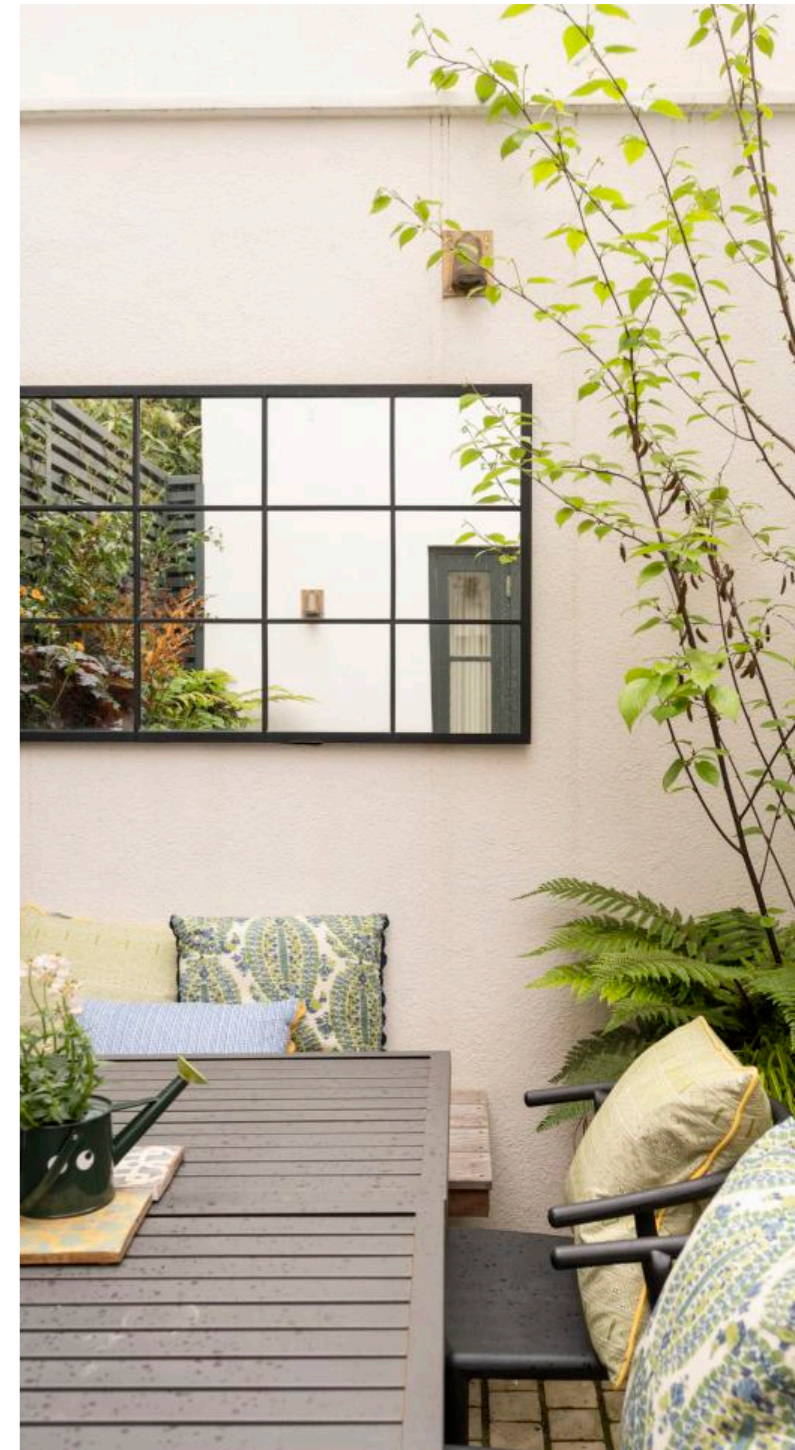
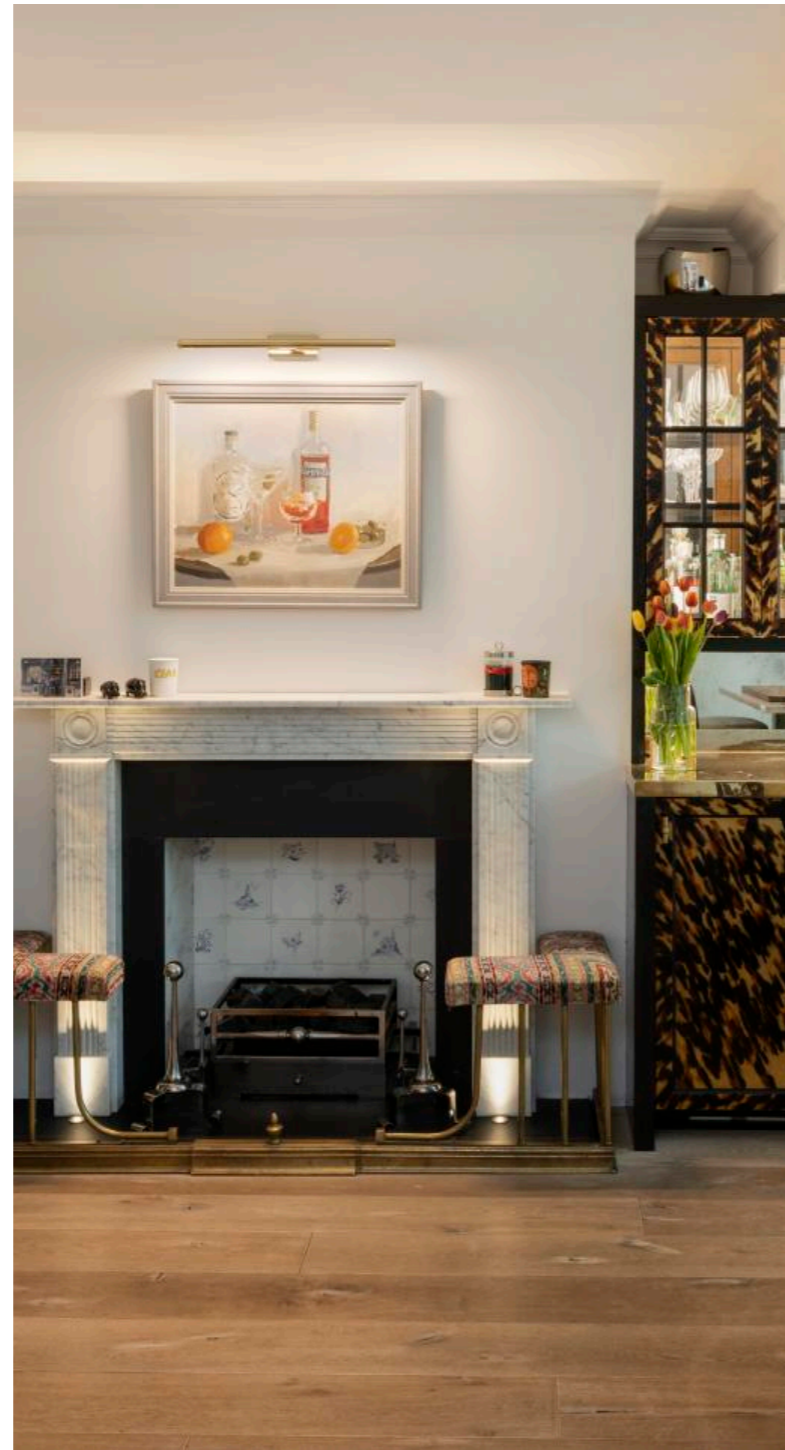




SPARE BEDROOMS

There are two additional double bedrooms, both of a fantastic size and benefitting from air conditioning. These rooms are supported by a tiled shower room, finished with brushed brass fittings.

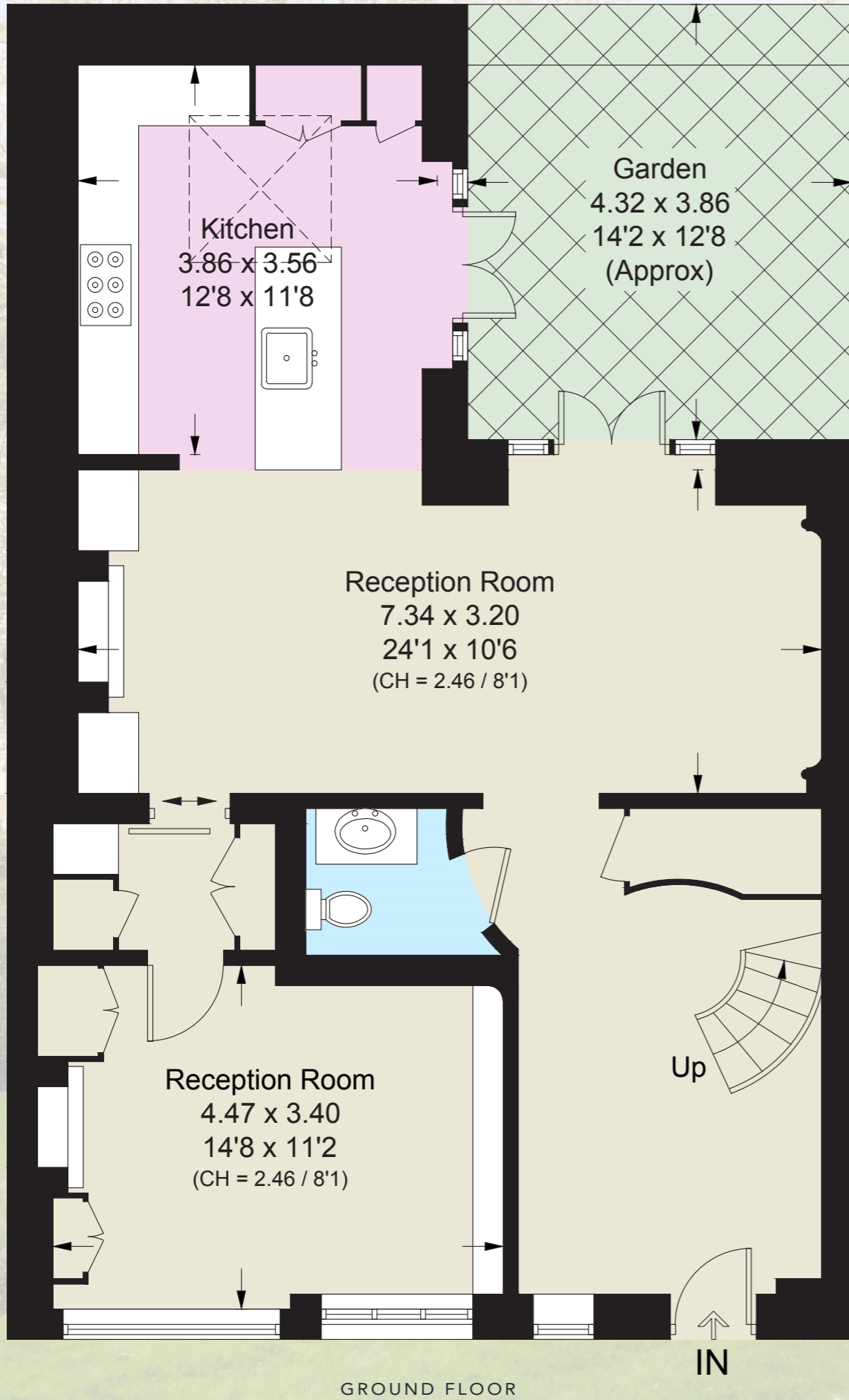




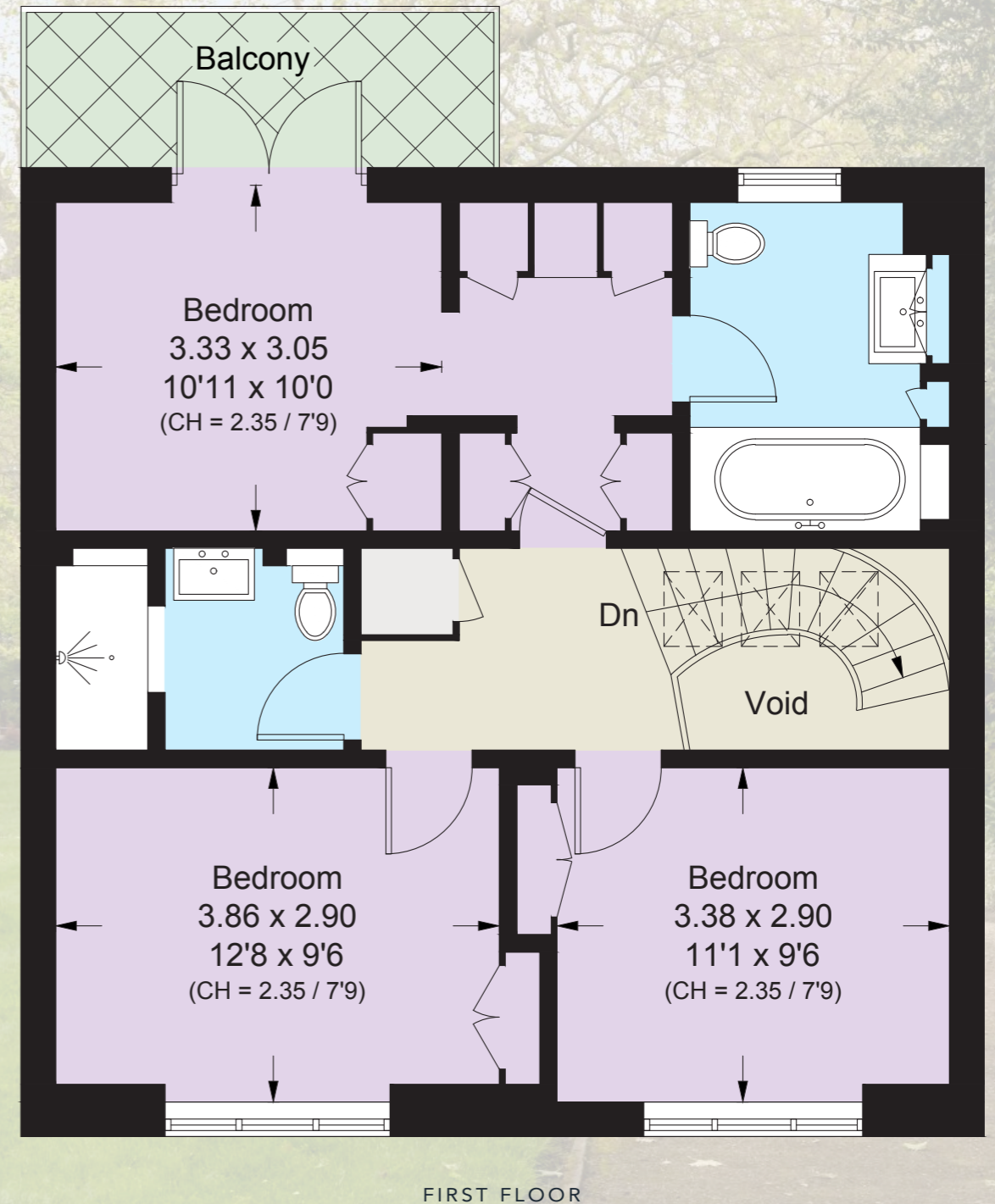


BELGRAVE SQUARE GARDENS

George Basevi designed and Thomas Cubitt planted this 4.5 acre Belgravia centrepiece in 1826, to act as a landscape for the square's grand new houses. A central path curves through pergolas overhung with wisteria and roses. Four summerhouses ('the temples') have been added around the inner path. Other additions include the tennis court, children's playground, outdoor gym and most recently an urban forest school.



APPROXIMATE FLOOR AREA
134.9 sq m / 1,452 sq ft (Excluding Void)
Including Limited Use Area (0.5 sq m / 5 sq ft)



ECCLESTON MEWS

ASKING PRICE
£3,995,000

LEASEHOLD
974 years (less 3 days) from 25 December 1955

SERVICE CHARGE
£250 per annum

GROUND RENT
£50 per annum

LOCAL AUTHORITY
City of Westminster

COUNCIL TAX BAND
H

EPC RATING
D

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We wish to advise prospective purchasers that we have prepared these sales particulars as a rough guide. We have not carried out a detailed survey or tested the services, appliances or specific fittings. Measurements are approximate.



