

80 EATON SQUARE,  
BELGRAVIA, SW1

## THE PROPERTY

A unique opportunity to acquire a raised ground floor garden apartment within a white stucco house on the northern terrace of Eaton Square. The property benefits from its own private garden (held on a separate licence).

Tenure: Leasehold, approx 63 years remaining  
Ground rent: Peppercorn  
Service charge: £32,800 approx.  
Local Authority: City of Westminster  
Guide Price: POA

Ground floor 3550 sq ft (330 sq m)  
Lower Ground Floor 3450 sq ft (320 sq m)  
GIA 7000 sq ft (650 sq m) approx. from the  
consented scheme in place.

The apartment currently covers approximately  
6150 sq ft (570 sq m).



## THE LOCATION

Eaton Square is one of London's most desirable address, it takes its name from Eaton Hall in Cheshire, the principal home of the Duke of Westminster. Together with Belgrave Square, it was laid out between 1826 and 1855 by the Grosvenor estate's dedicated master builder, Thomas Cubitt.

Its location makes it the perfect stopping off point on route to the Kings Road, then used as a private road by royalty headed for Kew or Hampton Court. Eaton Square is the place to live if you wanted the ear of the monarch. The appeal of the Square to the influential and wealthy continues to this day with a series of blue plaques commemorating noteworthy residents from Vivian Leigh to Neville Chamberlain.





## THE AREA

In one of the London's highly-prized elite residential locations, Eaton Square is within walking distance of London's iconic parks, hotels and high end fashion shopping areas.

Hyde Park - Hyde Park is one of London's finest landscapes spanning 350 acres and was acquired by Henry VIII from the monks of Westminster Abbey in 1536. Today the park's facilities include boating on the Serpentine, horse riding and a tennis club.

Knightsbridge – London's famous exclusive shopping area is revered throughout the world for its wealth of elegant stores, exclusive brands, designer fashion, luxury goods, and the ultimate shopping experience Harrods. Set in the heart of Knightsbridge, and encompassed by many of the world's most outstanding hotels and restaurants, Harrods and Sloane Street are a landmark for luxury & sophistication.





## DAVID COLLINS STUDIO

David Collins Studio would like to present our concept for 80 Eaton Square. We are collaborators. We are creators, not just interior designers.

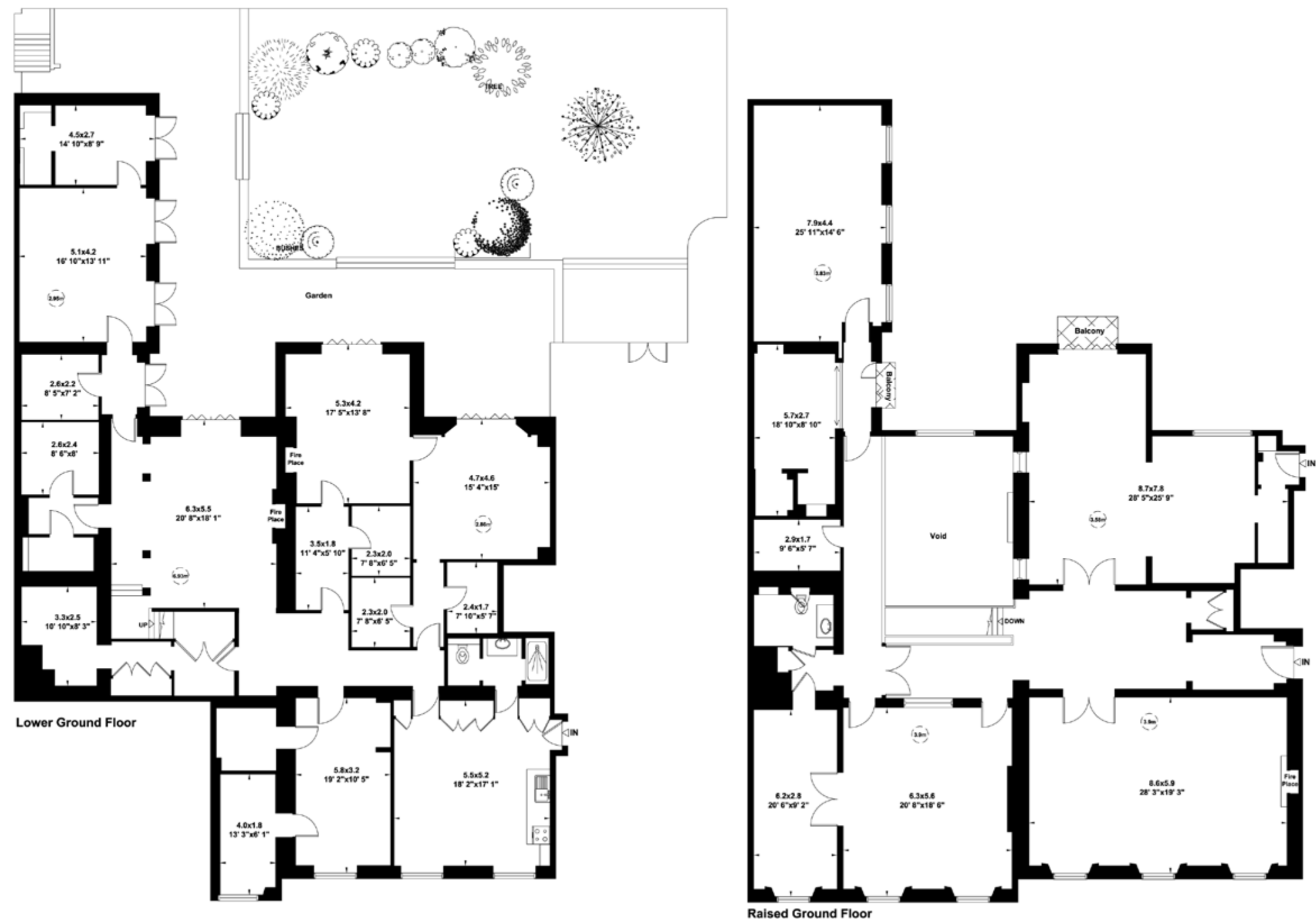
We craft the experience by understanding the customer's needs, and curating how we want them to feel. Operations, aesthetics and functionality all go hand in hand with creativity. Our approach cannot be compared, only aspired to.

Our creative process will begin with an in depth consultation with you The Client to truly understand your vision and brief for this magnificent property 80 Eaton Square.

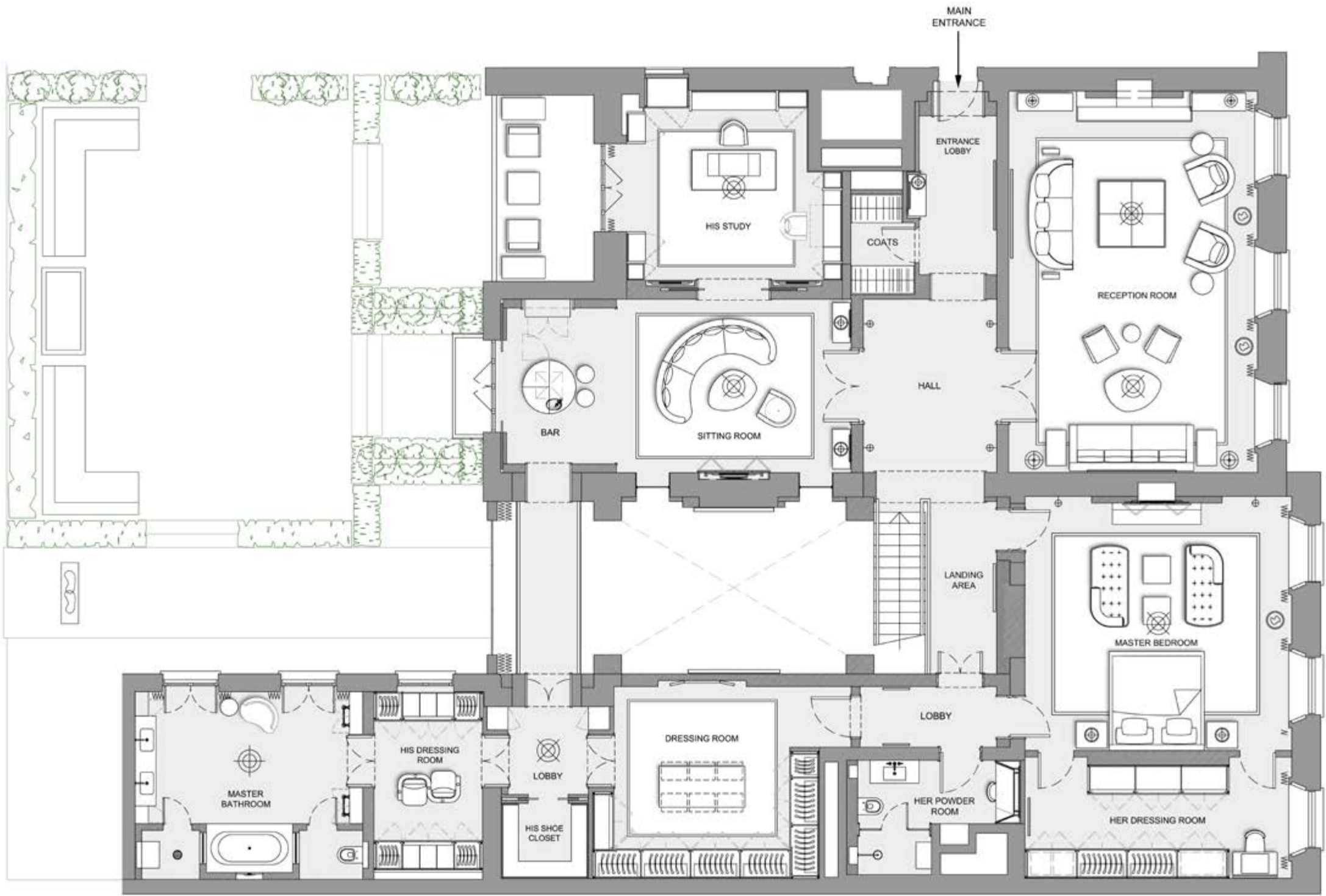
Every design we create is unique, new, without time, and exceeds expectations, and will truly entice and engage.



EXISTING LOWER GROUND & GROUND FLOOR PLANS

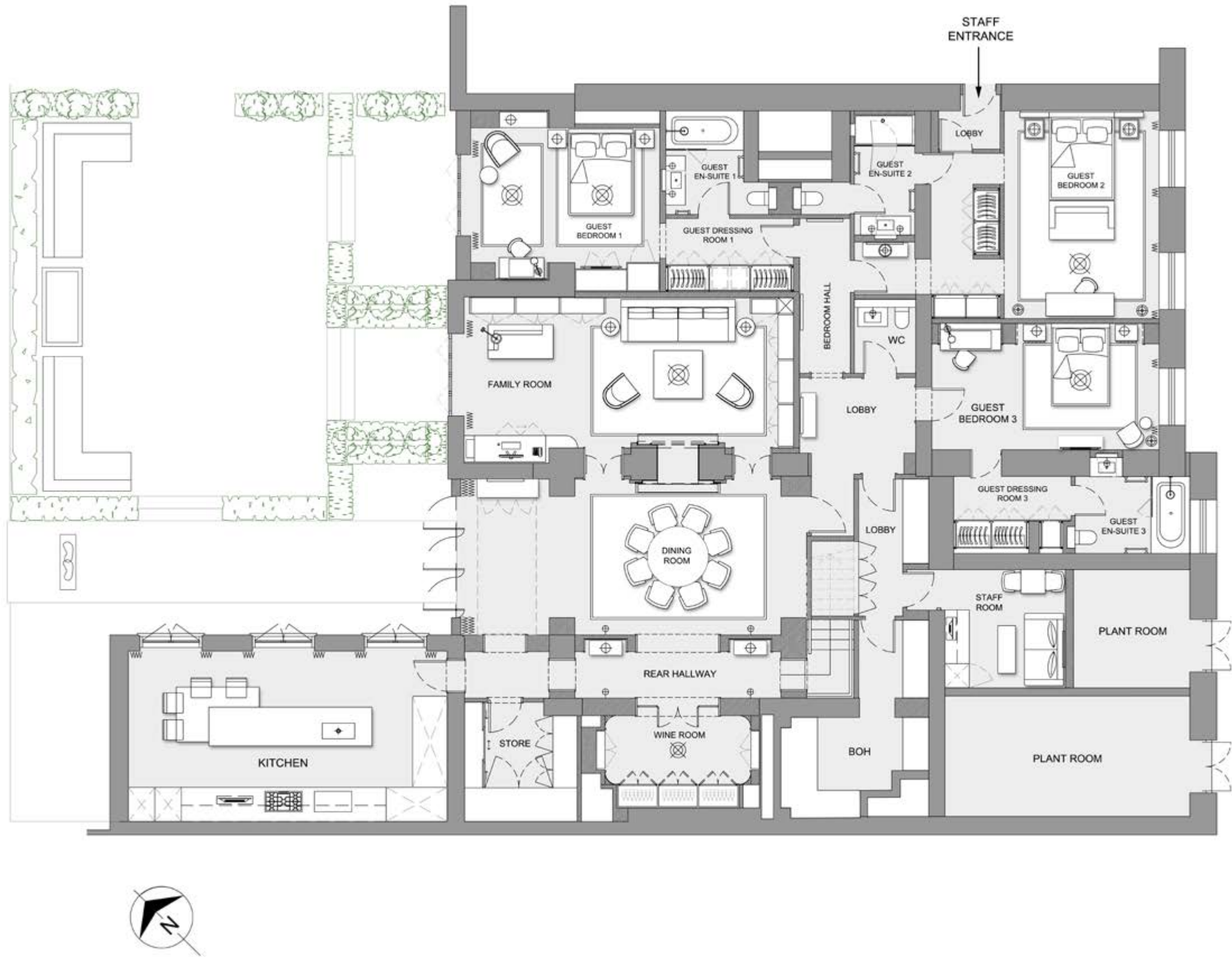


PROPOSED GROUND FLOOR PLAN





PROPOSED LOWER GROUND FLOOR PLAN





UNIQUE SELLING PROPOSITION

RECEPTION



DOUBLE HEIGHT



WINE CELLAR



LANDSCAPE



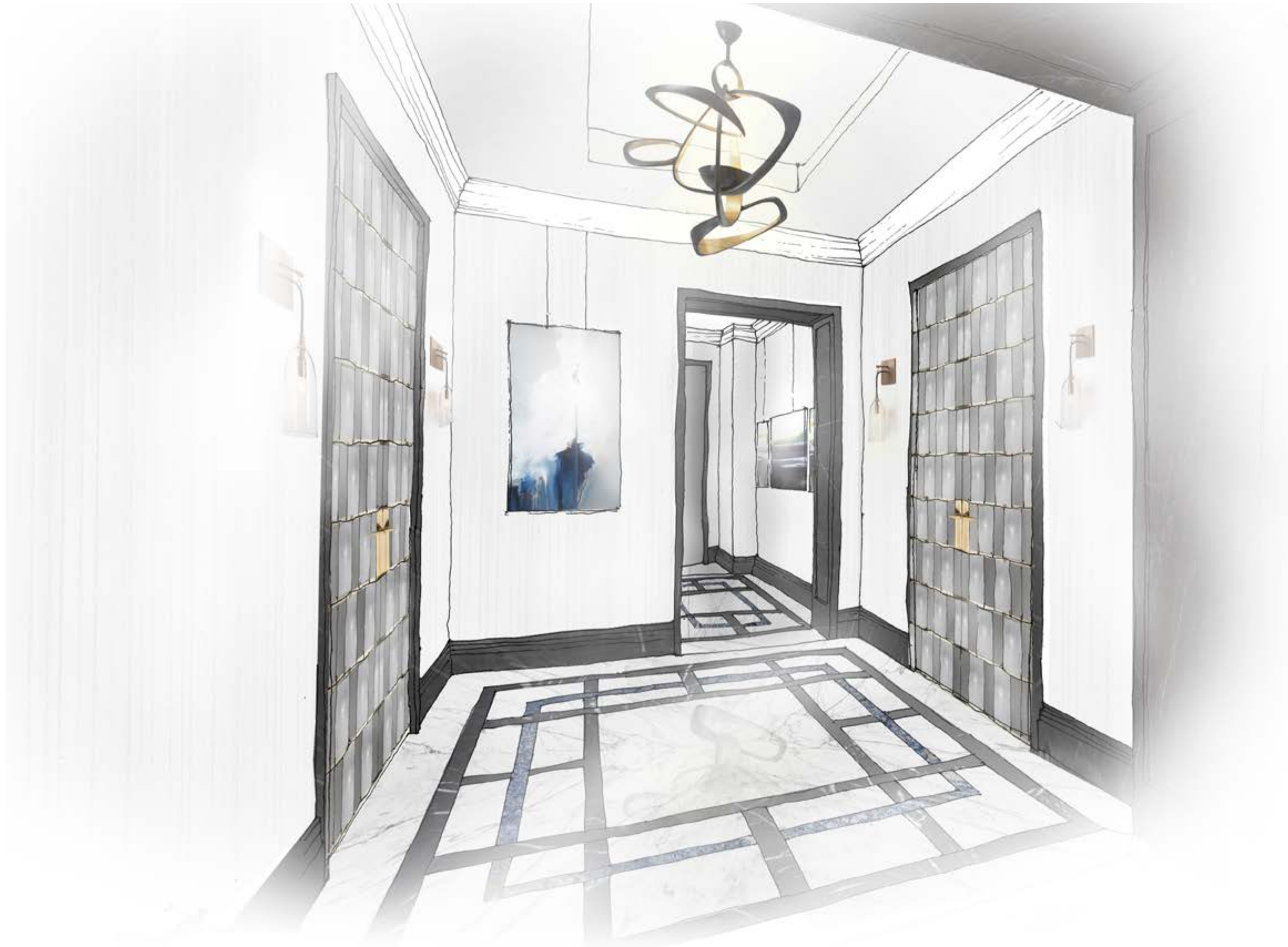


## GENERAL MOOD





## ENTRANCE HALL SKETCH



## RECEPTION ROOM SKETCH





## SITTING ROOM SKETCH



## HIS STUDY SKETCH





HIS STUDY SKETCH (VIEW TOWARDS SITTING ROOM)



## MASTER BEDROOM SKETCH





MASTER BATHROOM



HER POWDER ROOM





DINING ROOM (VIEW TOWARDS STAIRCASE)



DINING ROOM (VIEW TOWARDS WINDOW)





## FAMILY ROOM





## WINE ROOM





## KITCHEN



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