



20 EATON SQUARE

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BELGRAVIA SW1





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An exceptional double fronted duplex apartment which is approached via a private entrance, presents a purchaser with the rare opportunity to buy one of the finest and most exquisitely designed properties in this highly regarded international address that gives the feel of a low built villa.

Arranged over just two levels the property offers rooms of great scale and volume together with a wonderful fully designed south facing garden.

20 Eaton Square is serviced by excellent porters during the day and supported by the Grosvenor Estate security team who patrol the square 24 hours a day. Residents have access to the communal gardens and the tennis courts by arrangement.

The highly regarded French decorator Jean-Louis Deniot was commissioned and executed the architectural design and interior in its entirety.





## ENTRANCE HALLWAY

A DRAMATIC ARRIVAL

A symmetrical receiving hall with balanced distribution to the entertaining rooms finished to exacting standards with heightened doorways finished in bronze detailing, offset with a bookmatched marble floor and coffered ceiling details.







## DRAWING ROOM

A GRAND RECEPTION

An elegant room that features a handsome marble fireplace dominated by two three-quarter length sash windows overlooking the communal gardens.

*The room features detailed cornice and dado plasterwork and a dummy pair of mirrored doors to match the entrance doorway from the hall.*







## DINING ROOM

A PLACE TO ENTERTAIN

Arranged horizontally across the back of the apartment, the dining room features complex detail ceiling plasterwork, a handsome marble fireplace and French doors opening to a south facing drinks terrace.

*Concealed china and glass cabinets are placed along one wall of the room.*



# STUDY

ELEGANCE AT WORK

Finished with exquisite backlit joinery, ceiling detail and heavy silk curtains this is a room that provides a closeted feeling of comfort and privacy, functioning either as an informal sitting room or an owner's private office.

*There is the possibility of a private entrance from the street (via 19 Eaton Square). A further door leads to the master bedroom suite.*







## KITCHEN

FORM AND FUNCTION

An exquisite bespoke kitchen, with Gaggenau refrigeration systems and Lacanche range cooker, occupies a deep space with a separate comfortable breakfast area with French doors leading to the south facing gardens.

*A further door leads to back of house space including a full laundry and staff bathroom which can be accessed from the street via the front basement staircase.*











## MASTER BEDROOM SUITE

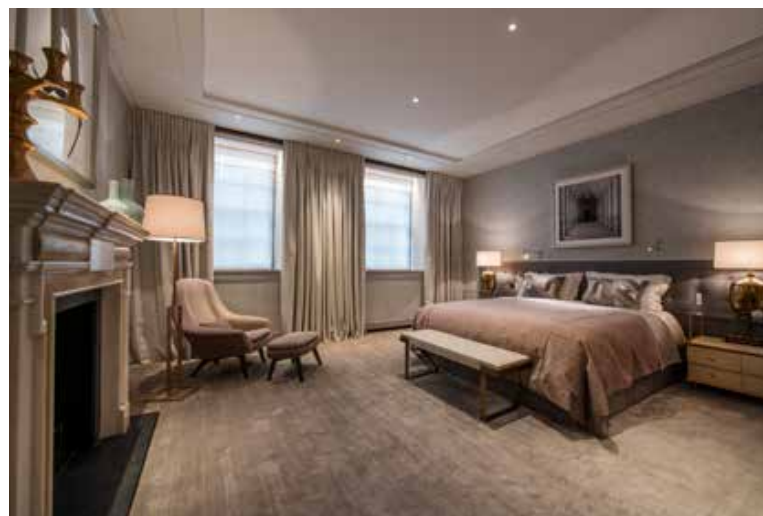
A HAVEN OF DISTINCTION

A wonderfully generous space arranged across the back of the apartment, the bedroom and oversized marble bathroom enjoy a quiet aspect over the owner's garden below.

*The quality and execution of finishes are second to none with extensive use of bookmatched marble to the bathroom and fabric finishes to the bedroom which has French doors onto a south facing terrace, private to the master bedroom. The suite features an extensive dressing room finished in bespoke joinery including cedar lined cupboards with a door leading back to the study.*







## GUEST BEDROOM SUITES

A WEALTH OF COMFORT

The apartment provides three further large double suites all with individually designed marble bathrooms.

*The principle guest room has direct access into the south facing garden and like the two further guest rooms the interiors are finished in a mix of exquisite and luxurious fabrics and detail with ambient lighting.*







# GARDEN

A SANCTUARY IN THE CITY

Jinny Blom was commissioned by the owners to maximise the south facing orientation of both the double width garden and terraces.

*The design and planting provides for low maintenance whilst providing an owner with terraced areas for outdoor entertaining.*

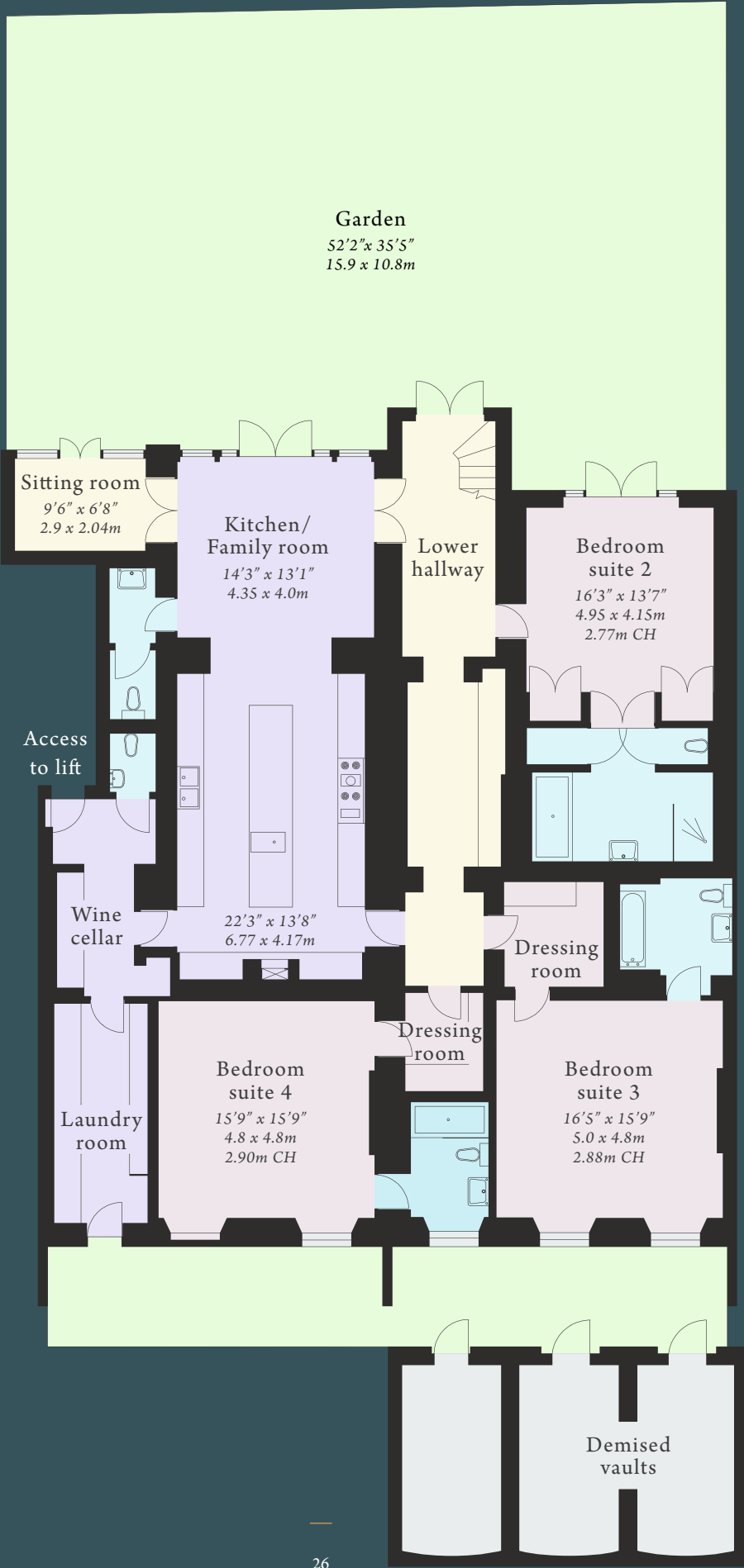
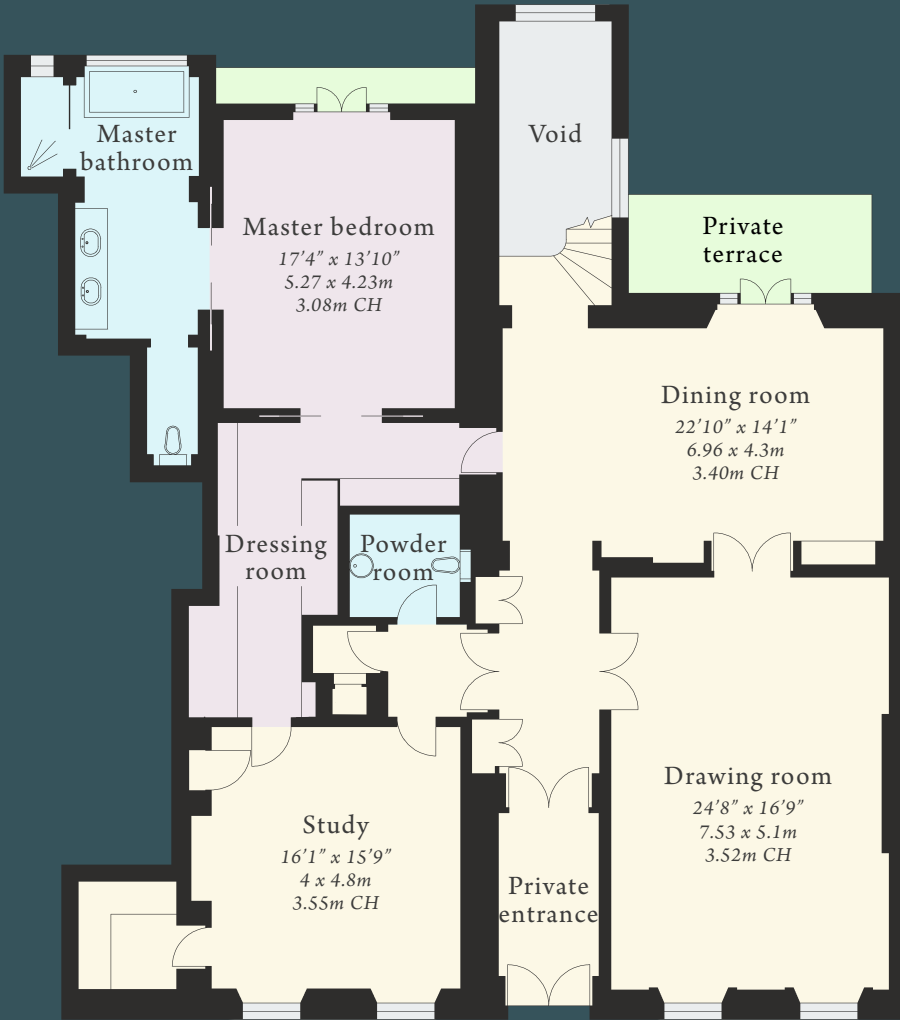




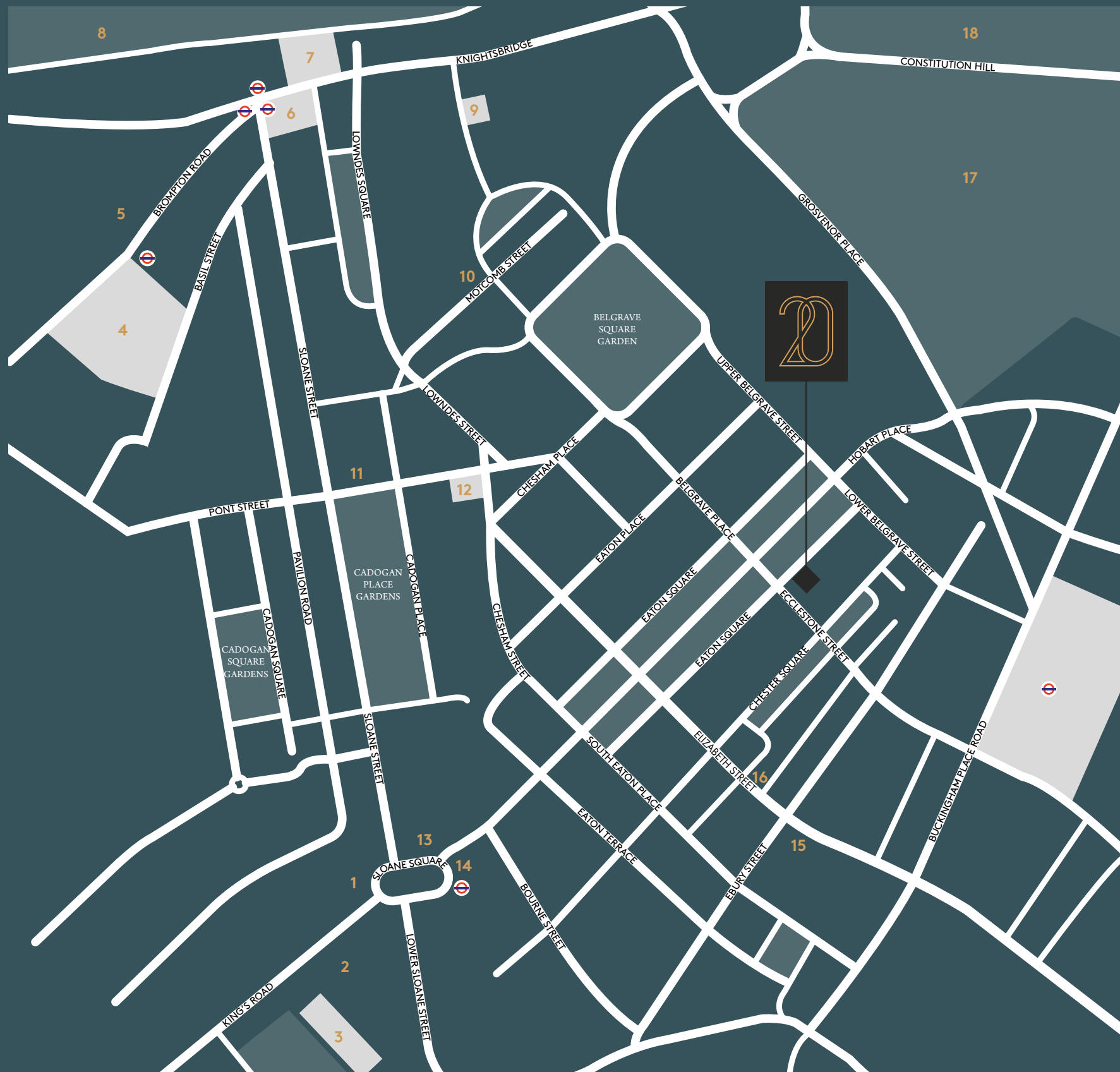
TOTAL AREAS

Gross Internal Area (including vaults)  
5,175 sq ft / 480 sq m

Gross External Area  
2,188 sq ft / 201 sq m







## THE SURROUNDING AREA

20 Eaton Square is located in the heart of Belgravia in a discreet setting bordered by Chelsea, Knightsbridge and Hyde Park. Along with its sister squares Belgrave Square and Chester Square, it is one of the three garden squares built by the Grosvenor family when they developed the main part of Belgravia in the 19<sup>th</sup> century.

*King's Road, Sloane Square, The Duke of York Square, Sloane Street, Knightsbridge and Victoria provide world-class shopping, dining, entertainment, culture and both underground and overground transport.*

1. Peter Jones
2. Duke of York Square
3. Saatchi Gallery
4. Harrods
5. Zuma
6. Harvey Nichols
7. Mandarin Oriental
8. Hyde Park
9. The Berkeley
10. Pétrus
11. Jumeirah Carlton Tower
12. The Hari
13. The Botanist
14. Colbert
15. Dominique Ansel Bakery
16. The Thomas Cubitt
17. Buckingham Palace Gardens
18. Green Park





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## TERMS

Leasehold

Approximately 149 years remaining

Service Charge

Approximately £32,750 per annum

Price

On application

## CONTACT



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