



**BEAUCHAMP
ESTATES**

Eaton Mews North

BELGRAVIA





Four-storey Belgravia mews house on Eaton Mews North.

 5  4

Exterior

The house is arranged over four storeys on Eaton Mews North and includes a garage at ground floor level, which is a notable benefit in this part of Belgravia. Its mews setting provides a more discreet position than the surrounding main roads, while the address places it within a predominantly residential stretch between Lyall Street and Lowndes Place.

Highlights

- Integrated Garage
- Cinema or media room
- Full-width entertaining floor





Interiors

The layout centres on a substantial first-floor kitchen, reception and dining room extending across almost the full width of the house, with a recorded ceiling height of 2.79m. The lower ground floor is given over to a large media, gym or study space, providing separation from the main living accommodation. Upper floors provide the main sleeping accommodation, with the principal suite on the second floor and further rooms on the ground floor, alongside the practical advantage of internal access from the garage.

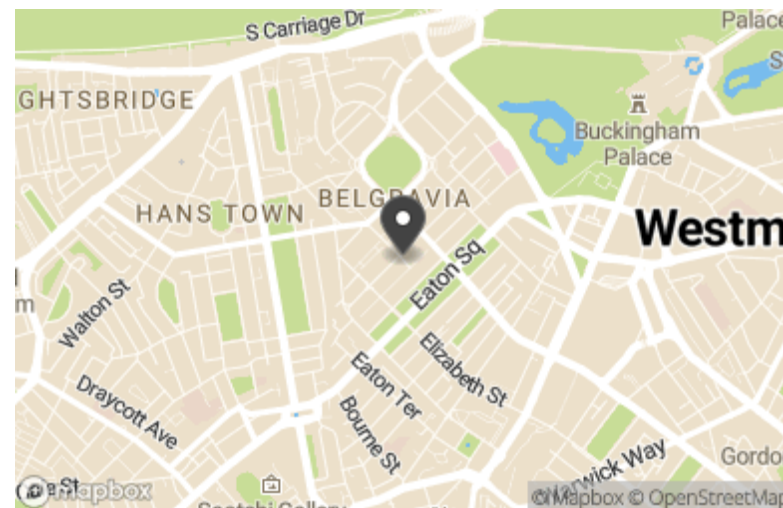


Features

- Furnished
- Garage

Location

Eaton Mews North sits in Belgravia, close to Hyde Park and within reach of the amenities around Elizabeth Street, Motcomb Street and Brompton Road, including Harrods. Transport connections are strong, with Sloane Square, Knightsbridge and Victoria all cited locally as convenient stations for Underground and mainline access across London and beyond.



Terms

Price: £5,850,000

Tenure: Leasehold, 109 years remaining

Ground Rent:

Service Charge:

Local Authority: Westminster

Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92+)	A	Very environmentally friendly - lower CO ₂ emissions (92+)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC	England, Scotland & Wales	EU Directive 2002/91/EC

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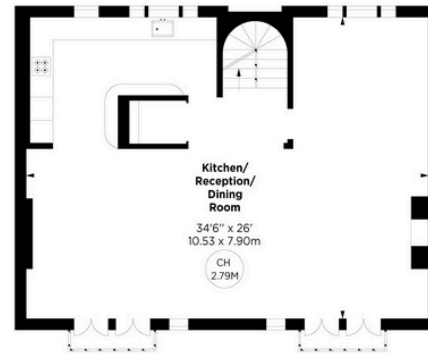
Eaton Mews North, SW1

APPROX. GROSS INTERNAL AREA *
3214 Sq Ft - 298.67 Sq M
(INCLUDING 3.72 Sq M OF UNDER 1.5M AREA)

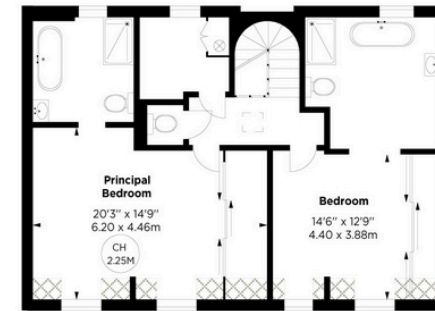


This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

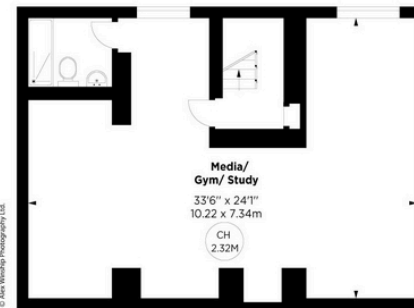
Key :
CH - Ceiling Height
⊗ - Under 1.5m



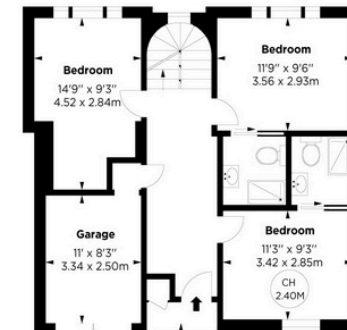
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



*Floorplan for guidance only, not to scale or valuation purposes. All measurements are approximate and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.





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