EATON SQUARE

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No. 113 is one of just twelve garden facing freehold houses on Eaton Square – the jewel in the crown of the Grosvenor Estate and what is commonly regarded as the best address in London.

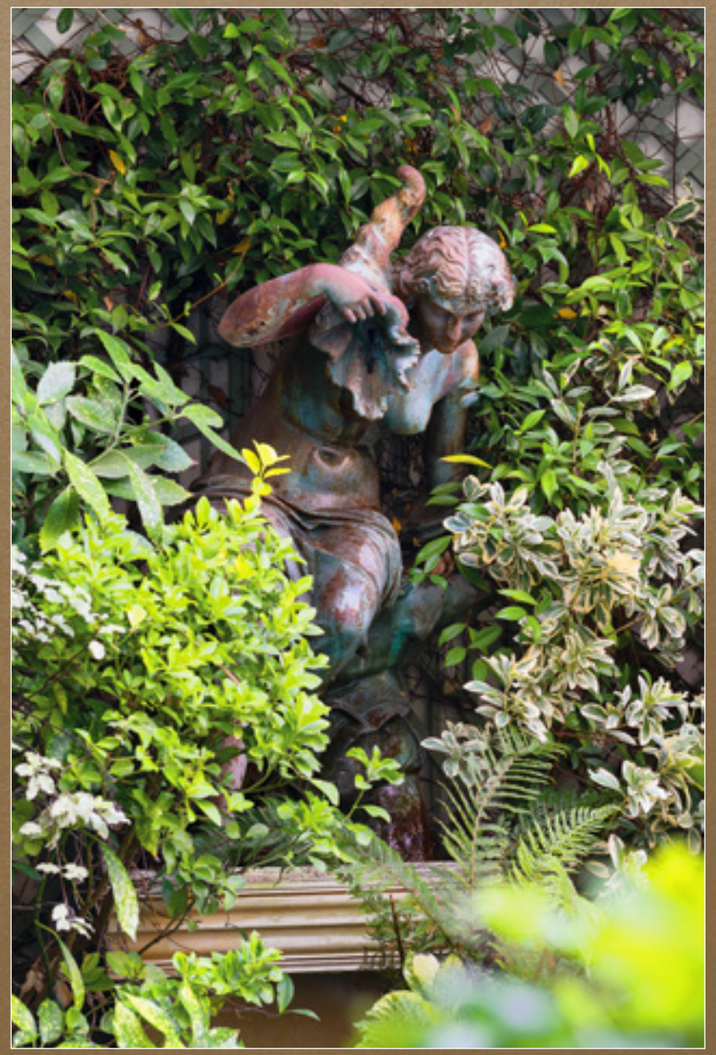
Refurbished to the highest possible standard in 1995 this Grade II* listed house has notable features rarely found in townhouses of this era. Of particular interest is the full width reception hall providing a superb sense of arrival on entry, a passenger lift and food lift to every floor on the level, and the closet wing extension providing the maximum possible floor area on every upper floor.

The ground and first floors are ideal for entertaining on a grand scale, whilst the lower ground floor and mews house are configured for extensive back of house facilities and staff accommodation, commensurate with the running of a fully serviced mansion house.

This is a remarkable opportunity to acquire one of the finest houses on Eaton Square, for the first time in a generation.

Eaton Square is made of six communal garden squares, with a tennis court and two pet-friendly gardens.

Residents of the Grosvenor Estate also benefit from access to Belgrave Square communal gardens – a 4.5 acre oasis in Belgravia, by separate application.



Eaton Square is a grand, Grade II listed residential square in London's Belgravia district, overlooking 2.5 hectares of private gardens. It is the largest square in London, built by the landowning Grosvenor family in the 19th century and named after the family's country house in Cheshire – Eaton Hall.

The Square is in fact an elongated oblong, arranged around six private gardens. The imposing but elegant buildings are terraced in a classical style with many pretty mews behind the houses.

Its location made 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. This made Eaton Square the place to live if one 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 north terrace was built from 1825 onwards by Thomas Cubitt with stucco and brick façades. Each house is three windows wide with projecting Greek Doric porches forming a first floor cast iron balcony above.

Security in Eaton Square is managed by a dedicated team who are available 24 hours a day. Access to the private gardens and tennis court is solely for the benefit of Eaton Square residents.

Time was when here, where palaces now stand

Where dwell at ease the magnates of the land

A barren waste existed, fetid and damp

Cheered by the ray of no enlivening lamp!

A marshy spot, where not one patch of green

No stunted shrub, nor sickly flower was seen;

But all things base, the refuse of the town

Loathsome and rank, in one foul mess were thrown;

Breeding the vapours that in fever's hour

Lend to disease its desolating power

And quench the life of thousands, like the blight,

Noiseless, but sure, that in one single night

Upon the blossom's opening bloom descends

And brooding rests, till all their promise ends

Such was Belgravia once – a waste unknown

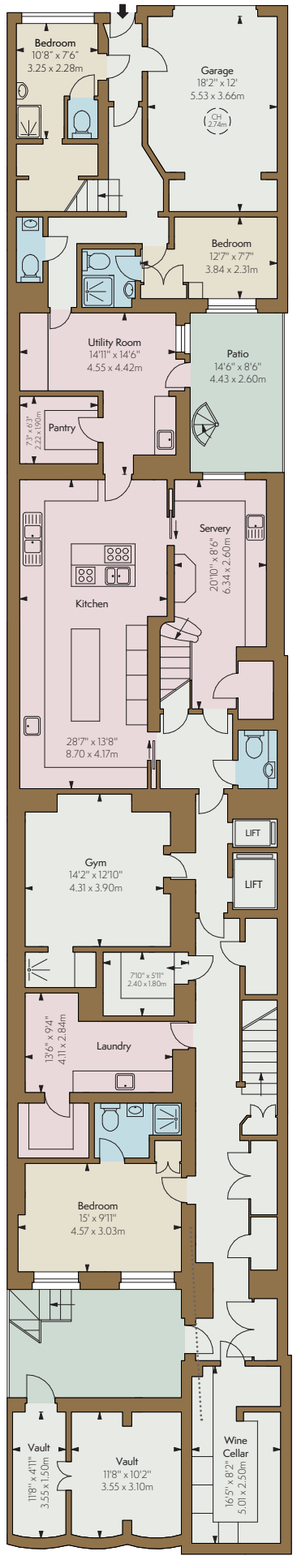
Behold that desert now – a gorgeous town

On every side. Before admiring eyes,

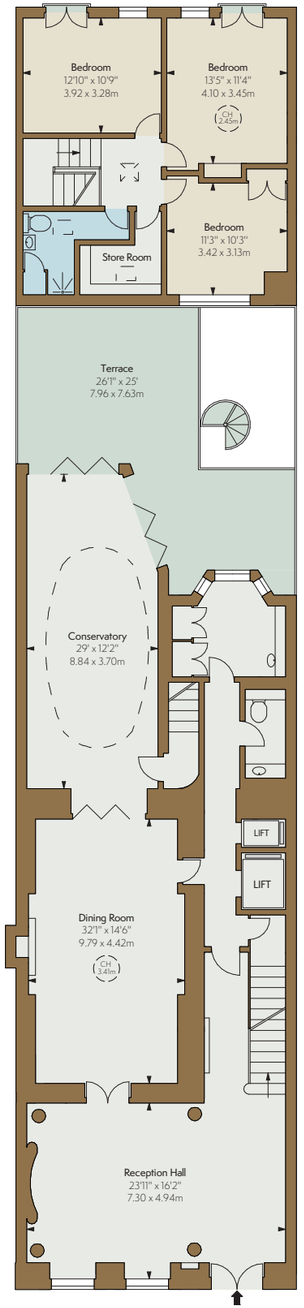
New squares appear – fresh palaces arise!

Belgravia, a poem by C. L. Gascoigne 1851

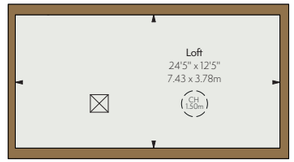
Sloane Square, King's Road, The Duke of York's Square, Pavilion Road, Sloane Street, Knightsbridge and Buckingham Palace are all close by and provide excellent options for shopping, dining, entertainment, culture and both underground and overground transport links.



Lower Ground Floor



Ground Floor



Loft

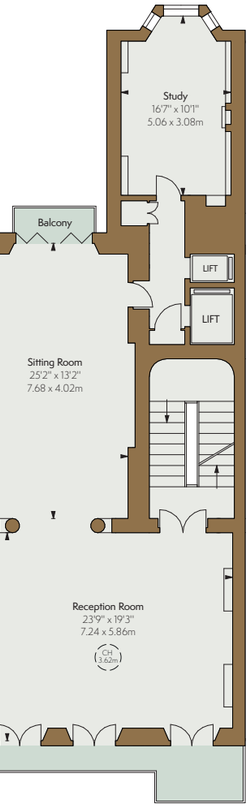
Approximate Gross Internal Area

10,616 sq ft / 986.23 sq m

including garage and loft

Vaults Area

182 sq ft / 16.91 sq m



First Floor

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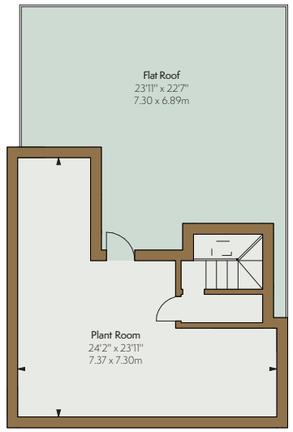
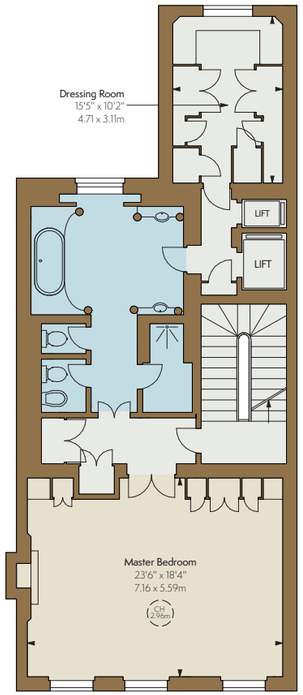
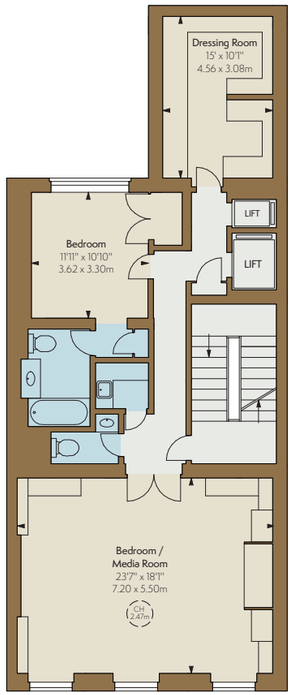


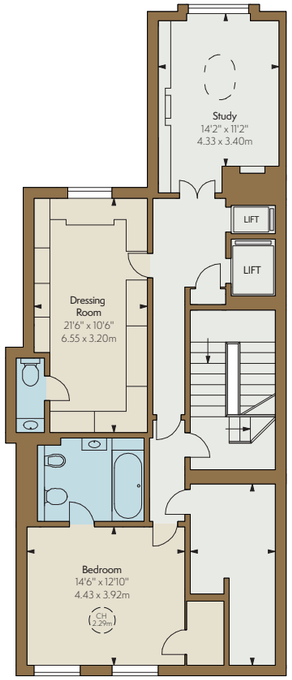
Fifth Floor



Second Floor



Third Floor



Fourth Floor

Tenure
Freehold

Local Authority
City of Westminster

Price
On application

savills

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