

DOMUS NOVA



Eaton Place, SW1X
£16,500,000



NE
P
resident
permit
holders
only
Mon - Sat
8.30 am - 10.00 pm



One of Belgravia's most sought-after streets, Eaton Place's sweep of white stucco townhouses speaks to a different pace of London life. Designed by Eric Parry Architects in collaboration with Chester Jones, this reimagined maisonette spans over 6,800 sq ft across four levels. A newly rebuilt and integrated mews brings additional space, plus its own private entrance to the rear.

Inside, the architecture sets the tone. The ground floor entrance gives way to a grand sequence of living spaces, thoughtfully arranged around a central courtyard garden.

To the right, the reception room makes an immediate impression. A restrained approach to design allows the volume to lead; soaring ceilings, tall sash windows and restored cornicing are anchored by a minimalist palette that makes the most of the setting. Dual-aspect fenestration floods in light; one side opens to a balcony that connects the drawing room.

At the rear, the dining room and kitchen maintain a sense of quiet sophistication. Dark cabinetry, stone and subtle metal accents create a palette that's both functional and enduring.

In warmer months, retract the dining room doors to open the interiors to the courtyard – a seamless transition between inside and out.

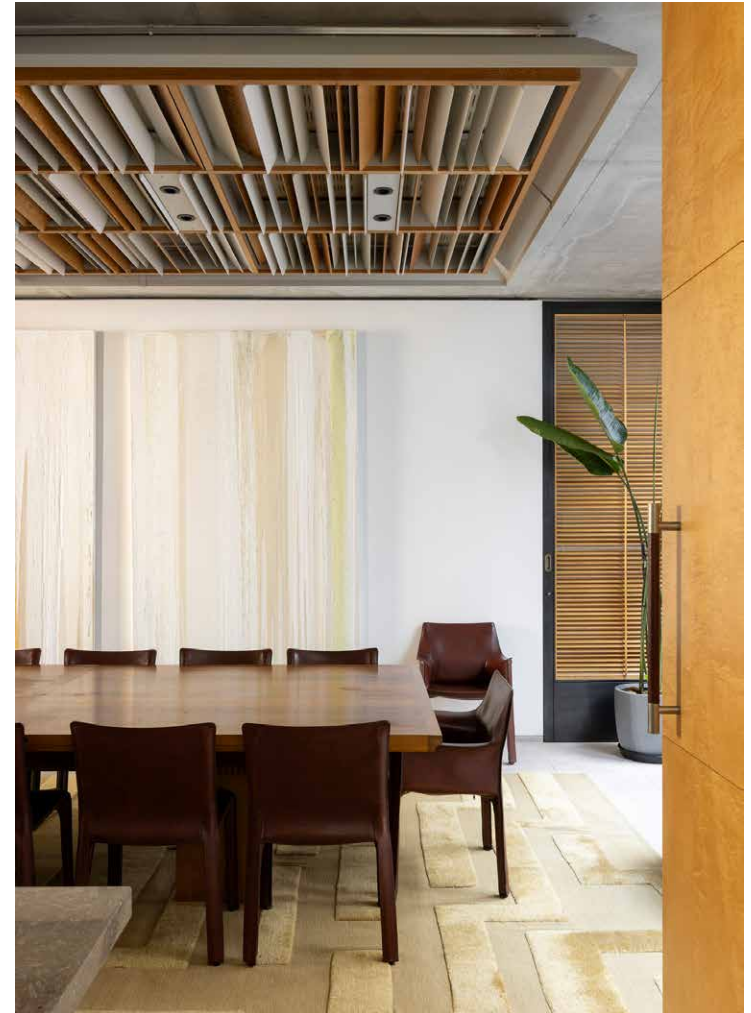








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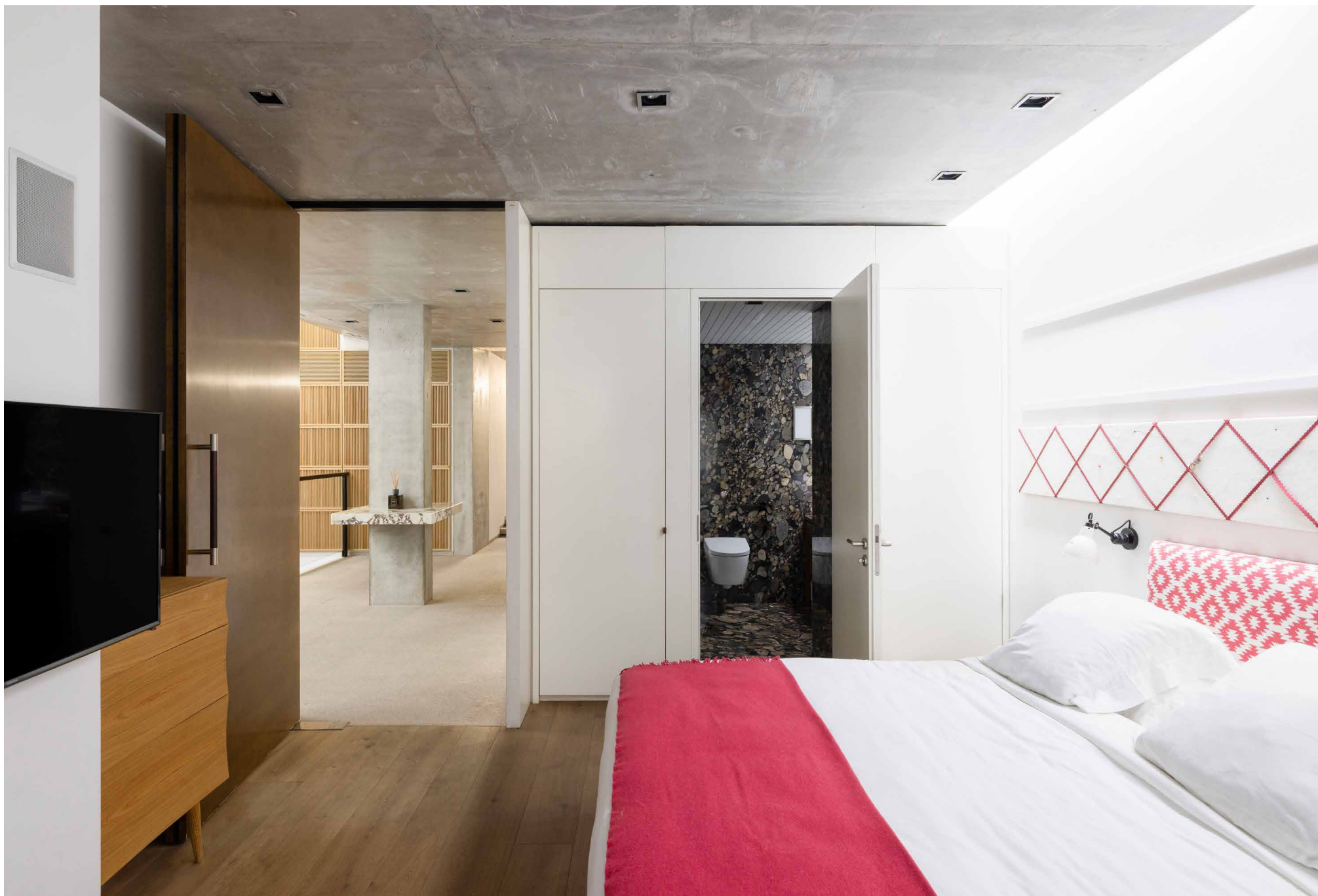




A sculptural staircase is the visual anchor of the home – curved glass balustrades and granite treads link the original townhouse with the mews via a sleek, glazed connection. Descend from here to the lower ground floor, where four bedrooms are arranged alongside a second patio garden and a dedicated media room. A self-contained studio, complete with kitchenette, offers space for guests, staff or extended family.

The principal suite spans the uppermost level. It's a private retreat with two dressing rooms, a marble-wrapped en suite and a steam room. Elsewhere, a library and study offer a quieter pace, while a media room and gym cater to everyday routines. A garage, tucked neatly to the rear, is an exceptional find for central Belgravia.



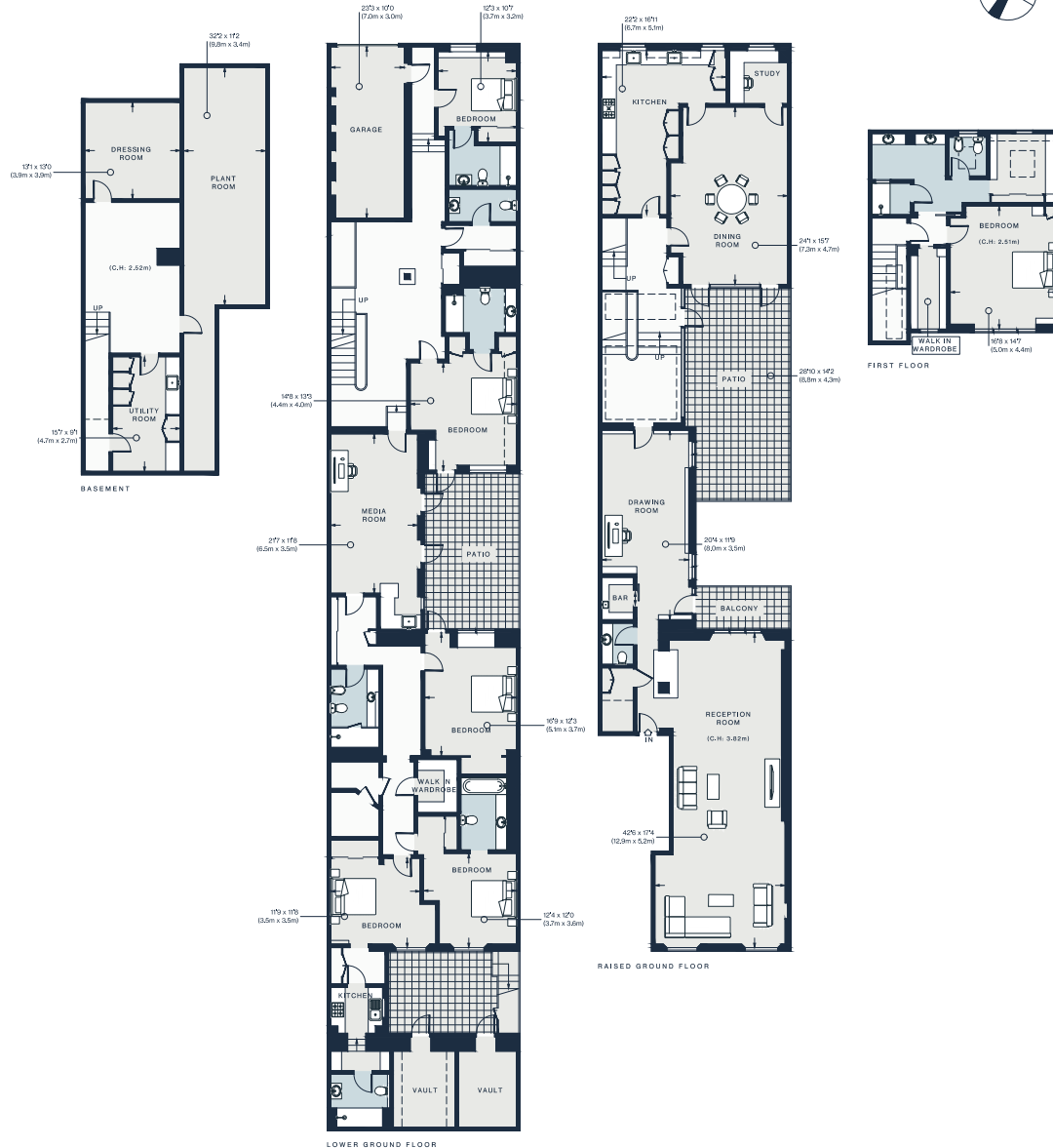












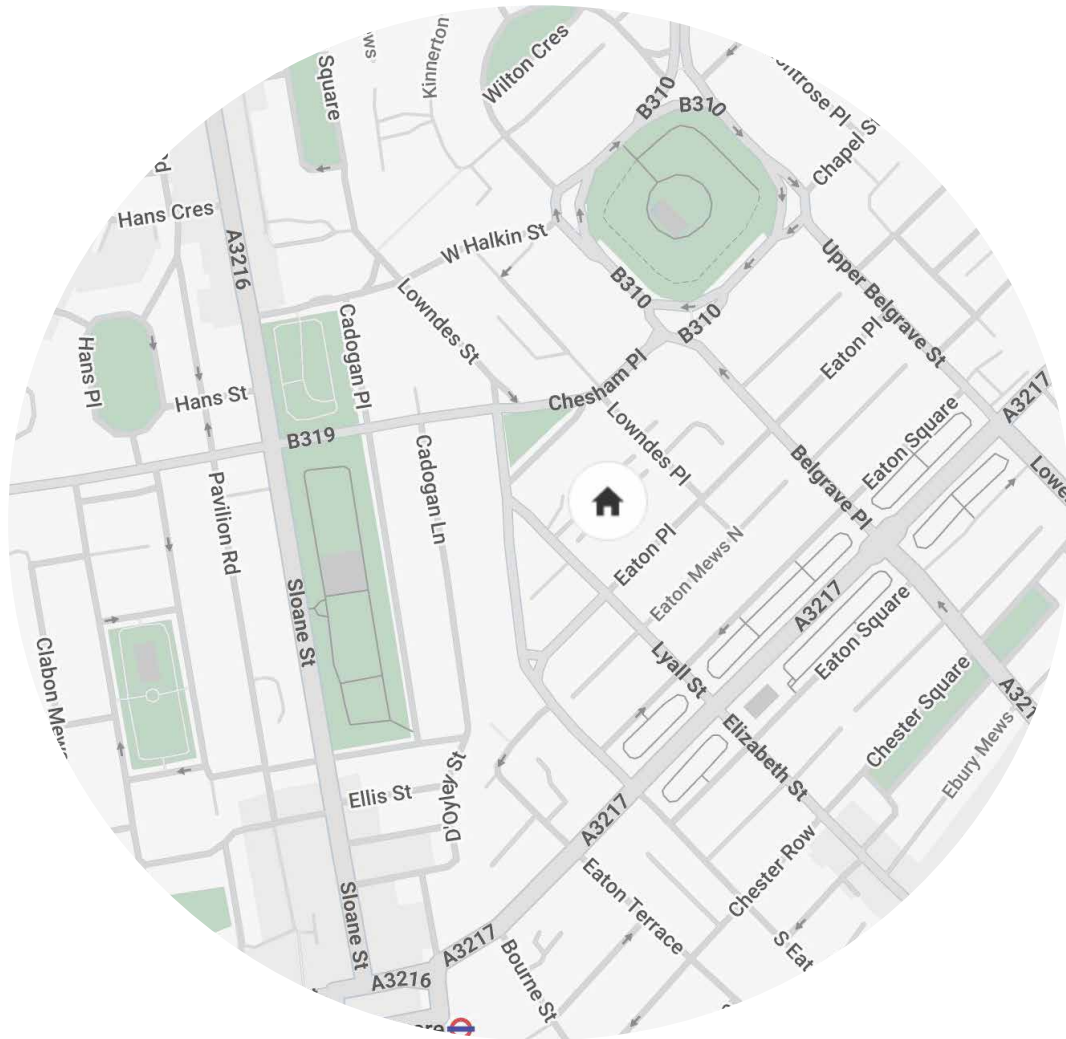
Approx. Gross Internal Area = 6,998 sq ft / 650.1 sq m
 Vault = 176 sq ft / 16.3 sq m
 Total = 7,174 sq ft / 666.4 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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Property Details

Design by Eric Parry Architects and Chester Jones
 Private mews entrance
 Contemporary kitchen and dining room
 Double reception room
 Drawing room and media room
 Principal bedroom suite with walk-in wardrobe and sauna
 Three guest bedroom suites
 Studio space with kitchenette and bathroom
 Two patio gardens and balcony
 Utility room
 Home gym
 Garage

Approx. 7,174 sq ft / 666.4 sq m
 EPC=B
 Tenure: Share of Freehold
 Council Tax Band: H
 Service charge: £20,000 per annum



Location

Bordered by Knightsbridge and Chelsea, Eaton Place is a springboard to some of London's most well-heeled spots. Start your morning on village-like Elizabeth Street with a coffee from Tomtom, stopping by Chestnut Bakery and Bayley & Sage to source organic produce. Head to the King's Road for an abundance of retail offerings, followed by an art-filled afternoon at the Saatchi Gallery. During springtime, the streets bloom for the infamous FHS Chelsea Flower Show. There are fine dining options aplenty, from La Poule au Pot to Hunan, Pétrus by Gordon Ramsay and The Harwood Arms – London's only Michelin-starred pub. Plus, Victoria Station is nearby, giving you easy access across the rest of the capital.

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