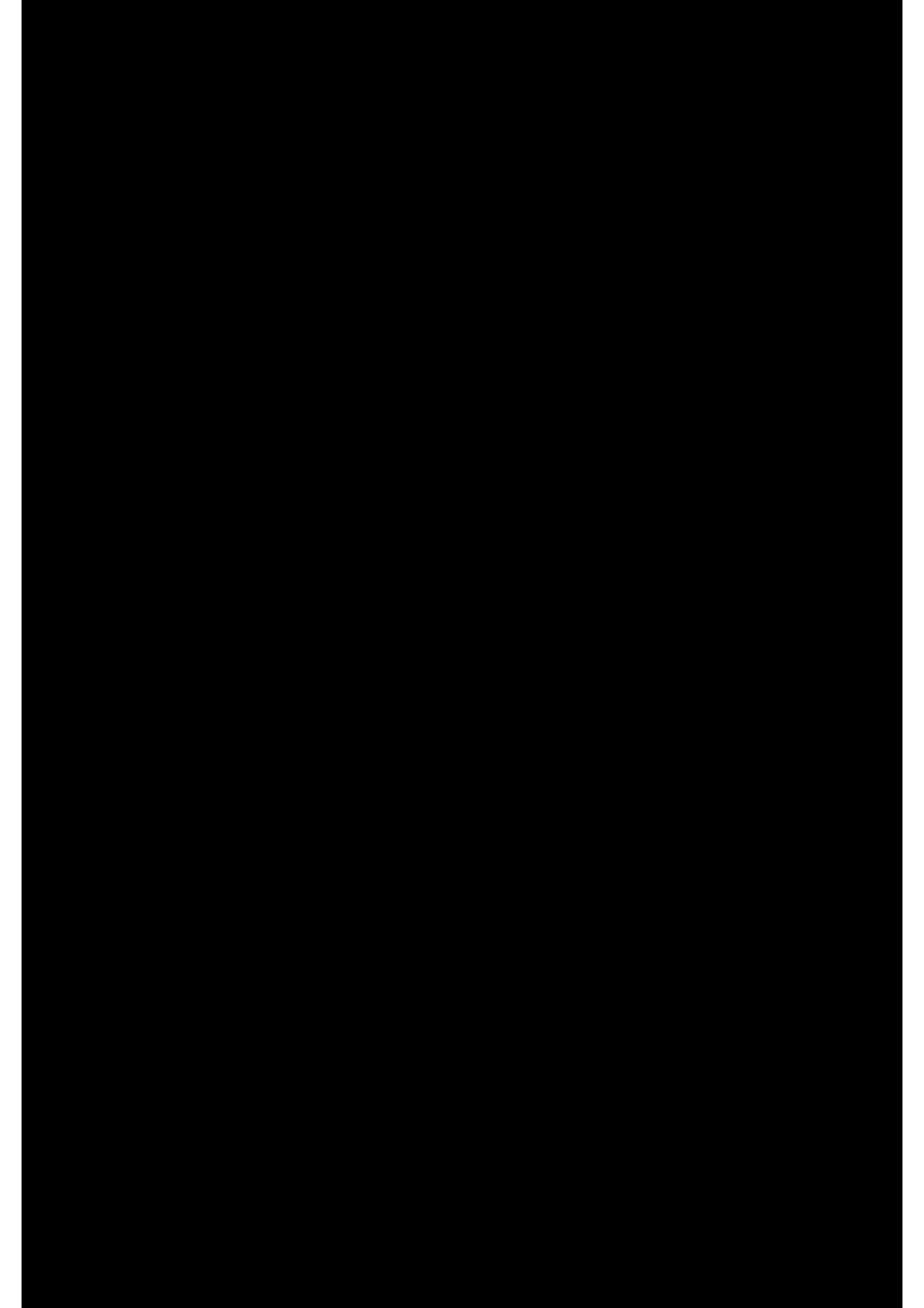


63 EATON SQUARE



63 EATON SQUARE







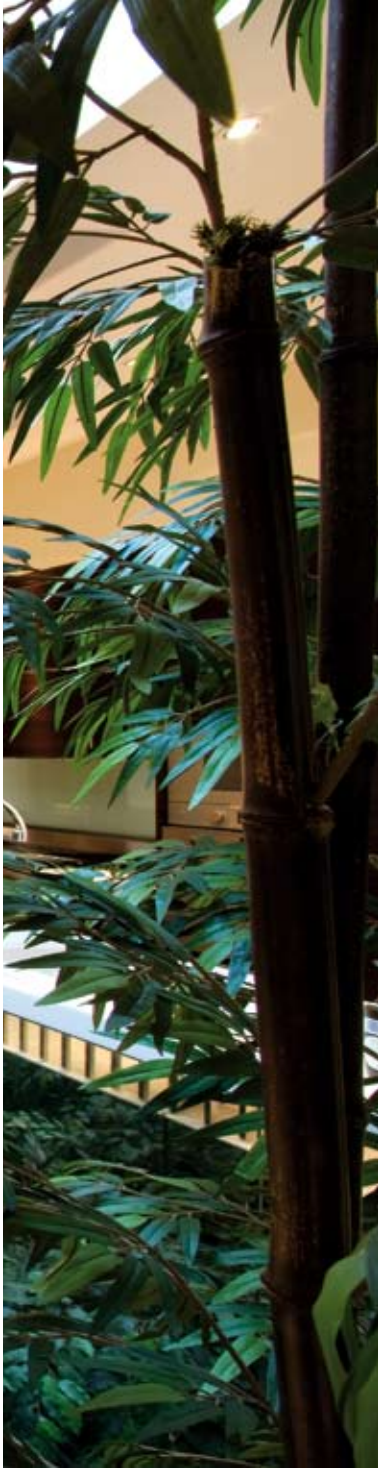


## ACCOMMODATION

8,088 sq ft • Five Bedrooms with Ensuite Bathrooms  
Entrance Hall • Central Hall • Drawing Room • Study  
Dining Room • Kitchen and Family Room • Gym  
Cinema/Media Room • Play Area • Garage for Two Cars  
Four Person Passenger Lift • Internal Courtyard Garden  
External South West Facing Private Terrace  
Staff Apartment with Private Entrance











Located on Eaton Square, one of London's finest residential addresses, this five bedroom property has been extensively remodelled and re-designed by Finchatton to the most exacting standards. The property's classic stucco façade conceals an excellent balance of public and private spaces, combining the latest modern technology subtly hidden in classically contemporary interiors. The house is Grade II listed.

Five minutes from Sloane Square and fashionable Sloane Street, No. 63 Eaton Square has private garaging and access to the rear of the property, alongside separate staff accommodation at lower ground floor level. Residents have access to the exclusive Eaton Square gardens and the extraordinary variety of fashion designers, milliners and antique shops in nearby Elizabeth Street and Royal Hospital Road.







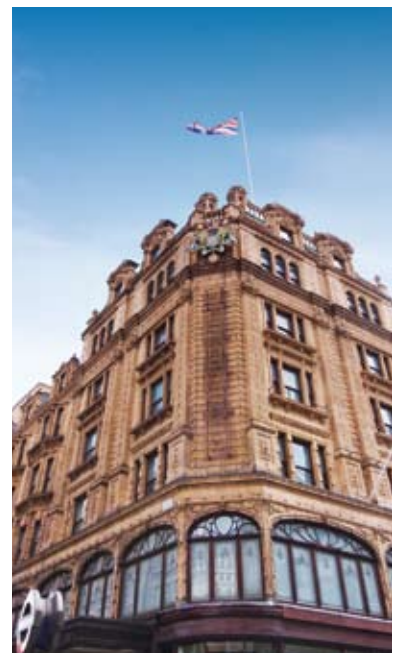












# LOCATION

One of the three garden squares built by the Grosvenor family, Eaton Square is ideally located in the heart of London's exclusive Belgravia. Often described as the most desirable of all London addresses, the classic terraces remain much as they were when Thomas Cubitt laid out the first block in the mid 19th century. Over the years the square has been home to a plethora of famous residents including Prime Ministers, actors, philanthropists and doyens of London society from around the globe.

Situated between Sloane Square, Belgrave Square and Buckingham Palace, No. 63 is a short walk from the area's eclectic and internationally renowned shops and restaurants; Knightsbridge's world class hotels and gardens; and lakes of St James's Park and Hyde Park. Above all, the quiet and essentially residential nature of Belgravia make it one of the most sought after districts in the world's financial capital.



# FLOOR PLANS

## BASEMENT

CINEMA

43 Sq m

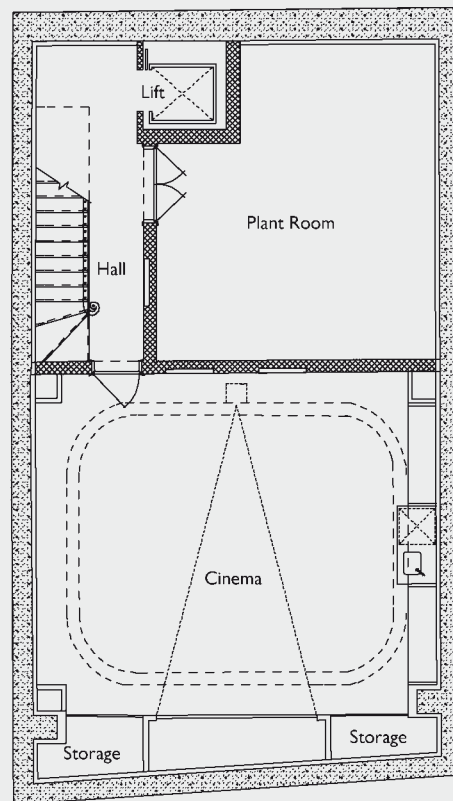
463 Sq ft

---

PLANT ROOM

22.5 Sq m

242 Sq ft



# LOWER GROUND FLOOR

## INTERNAL COURTYARD

10 Sq m

107 Sq ft

## GARAGE

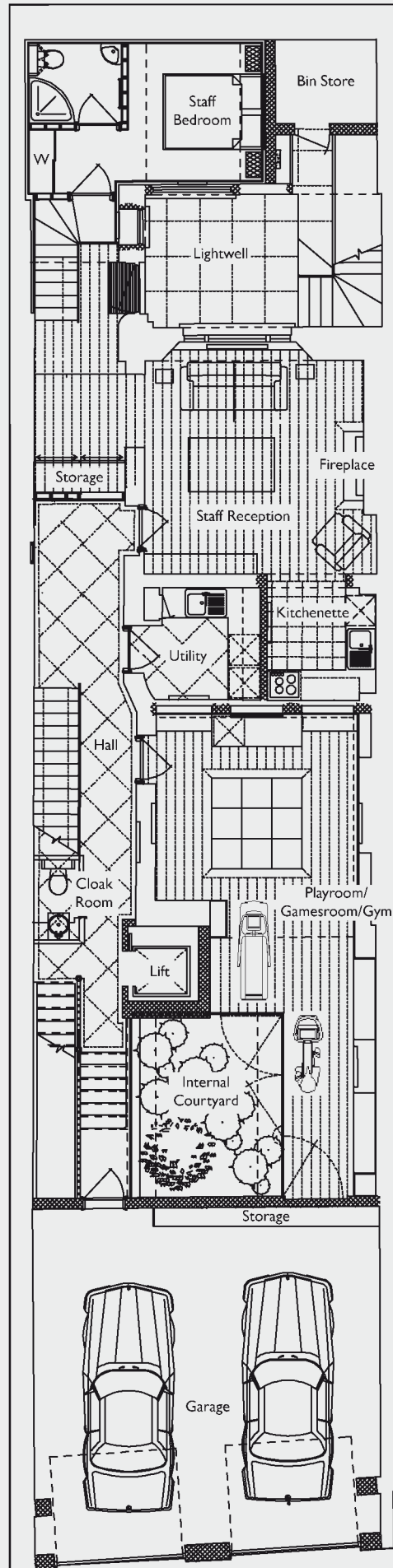
45.5 Sq m

490 Sq ft

## GYM

28 Sq m

301 Sq ft



## GROUND FLOOR

### DINING

31 Sq m

333 Sq ft

### CENTRAL HALL

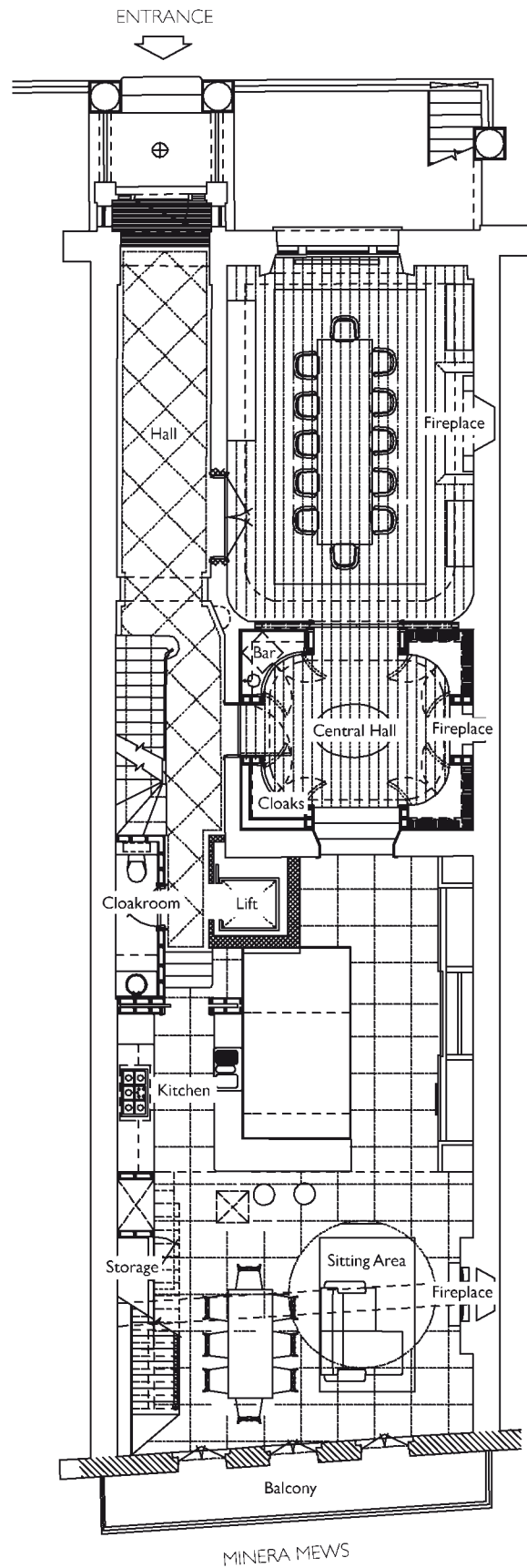
11 Sq m

118 Sq ft

### KITCHEN/SITTING AREA

52 Sq m

560 Sq ft



## FIRST FLOOR

### TERRACE

30.5 Sq m

328 Sq ft

---

### STUDY

23 Sq m

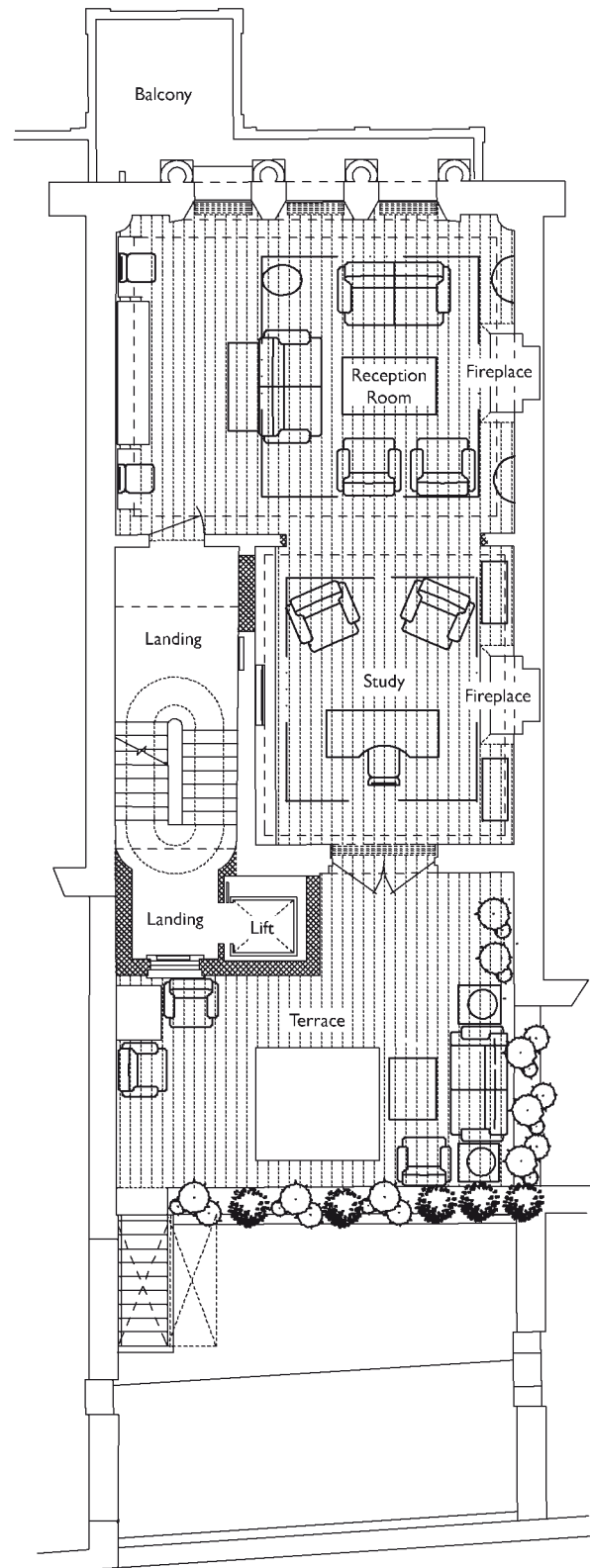
247 Sq ft

---

### RECEPTION ROOM

37.5 Sq m

403 Sq ft



## SECOND FLOOR

### MASTER SUITE

31 Sq m

333 Sq ft

---

### MASTER ENSUITE

16 Sq m

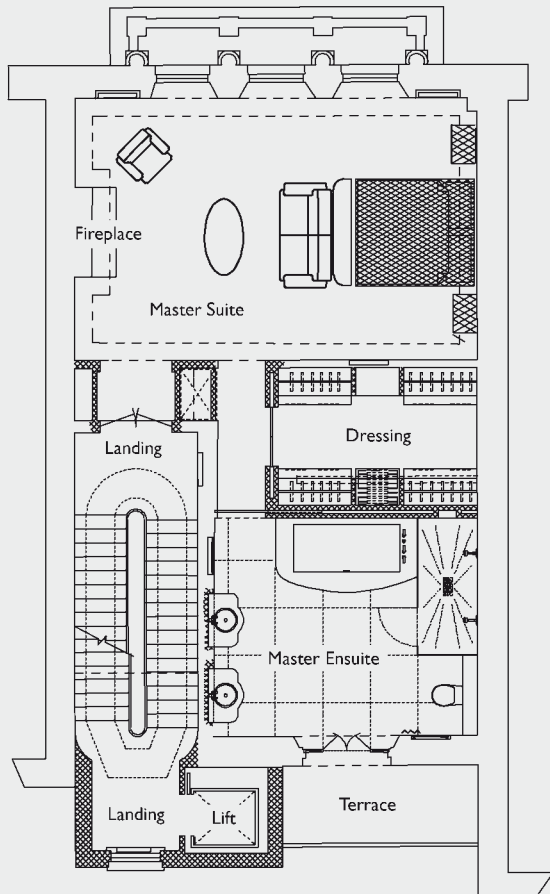
172 Sq ft

---

### DRESSING

6 Sq m

64 Sq ft



## THIRD FLOOR

### BEDROOM TWO

14 Sq m

150 Sq ft

---

### ENSUITE TWO

4.5 Sq m

48 Sq ft

---

### BEDROOM THREE

19 Sq m

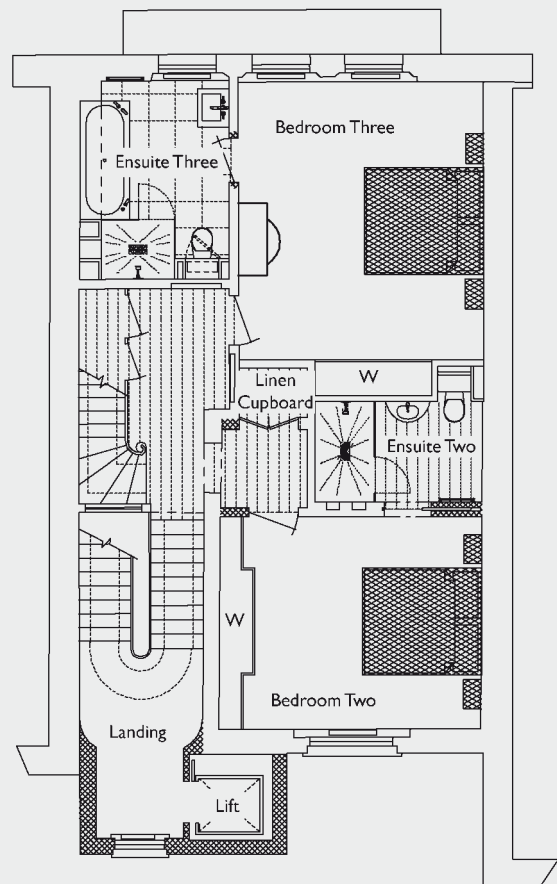
205 Sq ft

---

### ENSUITE THREE

7.5 Sq m

81 Sq ft





## FOURTH FLOOR

### BEDROOM FOUR

19 Sq m

205 Sq ft

### ENSUITE FOUR

7.5 Sq m

81 Sq ft

### BEDROOM FIVE

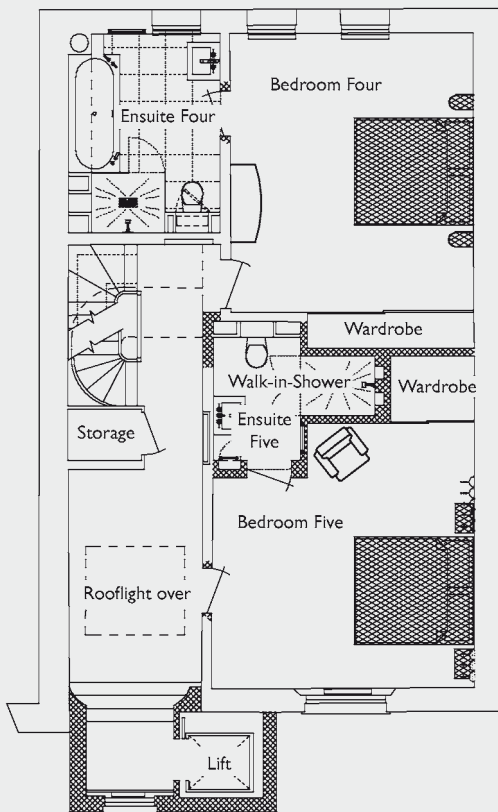
18 Sq m

194 Sq ft

### ENSUITE FIVE

4.5 Sq m

48 Sq ft

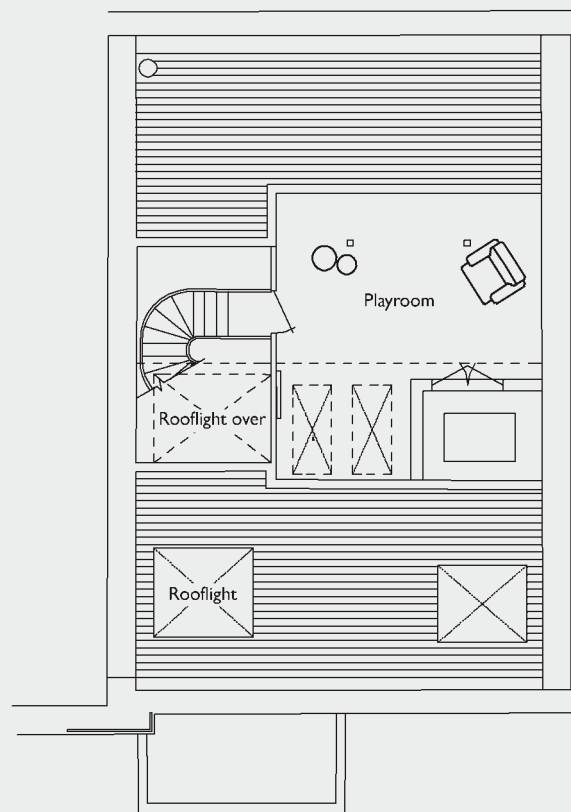


## FIFTH FLOOR

### PLAYROOM

16.5 Sq m

178 Sq ft



# SPECIFICATION

## PORTICO

- Portland stone steps
- CCTV security monitoring
- Night light security

## LIFT

- New Kone four passenger lift to all floors
- Marble floor with polished hardwood walls and inset leather panelling
- Daytime and evening lighting control system

## ENTRANCE HALL

- Italian marble flooring throughout
- Traditional Georgian staircase with Portland stone treads and wrought iron balustrade, accented with carpet runner
- Ornate ceiling and cornice detailing
- Chandelier and mood lighting
- Marble gas fireplace
- Walnut wall panelling

## DINING ROOM

- Wide plank American black walnut flooring in herringbone parquet
- Grand proportions with all classical and original features retained
- Traditional open fireplace with granite hearth
- Low level panelling

## CENTRAL HALL

- Wide plank American black walnut flooring in herringbone parquet
- Wet bar
- Concealed under-counter fridge

## KITCHEN

- Under-heated Crema Marfil floor
- 60mm Corian worktops
- Roof terrace access via kitchen stairs
- Open fireplace in contemporary styling
- Full range of Sub-Zero and Gaggenau

appliances including: oven, steam oven, warming drawer; microwave, single dishwasher; espresso machine, hob and extraction

- 65" plasma TV
- Polished chrome with suede handrail balustrade to void of lower ground floor
- Floor to ceiling windows to Mews

## RECEPTION ROOM

- Wide plank American black walnut flooring
- Grand proportions with all classical and original features retained
- Traditional open fireplace with granite hearth

## STUDY

- Wide plank American black walnut flooring
- Traditional polished hardwood panels with open fireplace opening onto roof terrace
- Concealed storage
- Fax, Broadband and Network access

## ROOF TERRACE

- Timber decking with box hedge planting
- External concealed lighting
- Bespoke terrace design with traditional planters

## CINEMA ROOM

- Dolby digital DTS Theatre cinematic audio visual surround sound system
- Concealed speakers
- Wireless Creston touch panel control system
- High resolution cinema screen
- Sony high resolution projector
- Suede fabric walling

## GYM

- Teak sprung flooring

- Individual Creston control entertainment system with plasma TV
- Two water fridges
- Open access to internal courtyard
- Air conditioning

## MASTER BEDROOM

- Full height windows with views towards Eaton Square
- Traditional ceiling and cornice detailing
- Traditional walnut panelled doors
- High fidelity music system with hidden speakers
- Plasma television with satellite and full Creston control functionality
- Air conditioning
- Luxury 100% wool deep pile carpet with sumptuous underlay
- Gas fireplace
- Fabric walling

## MASTER DRESSING AREA

- Extensive meterage of hand made walnut wardrobes
- Detailed hanging space, shelving area, drawers, shoe rails and storage

## MASTER BATHROOM

- Marble flooring with under floor heating
- Marble vanity units
- Full height doors opening onto Juliet style balcony overlooking roof terrace
- SAM taps and faucets
- Chrome heated towel radiators
- Double steam shower
- Double basins
- Bath
- Aquavision TV

## BEDROOM TWO

- Detailed cornice
- Original sash windows
- Luxury 100% wool deep pile carpet with sumptuous underlay



- Electric curtain
- Fully fitted bespoke mirrored wardrobes with ash lining

#### BATHROOM TWO

- Marble flooring
- Marble vanity units
- SAM taps and faucets
- Chrome heated towel radiator
- Shower
- Bath
- Aquavision TV

#### BEDROOM THREE

- Detailed cornice
- Original sash windows
- Luxury 100% wool deep pile carpet with sumptuous underlay
- Curtains
- Fitted hand made wardrobes

#### BATHROOM THREE

- Marble flooring with underfloor heating
- Marble vanity units
- SAM taps and faucets
- Chrome heated towel radiator
- Shower
- Walnut panelling
- Aquavision TV

#### BEDROOM FOUR

- Detailed cornice
- Original sash windows
- Luxury 100% wool deep pile carpet with sumptuous underlay
- Roman blinds
- Fitted hand made wardrobes

#### BATHROOM FOUR

- Marble flooring
- Marble vanity units
- SAM taps and faucets
- Chrome heated towel radiator
- Shower

- Bath
- Aquavision TV
- Bisazza mosaic

#### BEDROOM FIVE

- Detailed cornice
- Original sash windows
- Luxury 100% wool deep pile carpet with sumptuous underlay
- Curtains
- Fitted handmade wardrobes

#### BATHROOM FIVE

- Marble flooring
- Marble vanity units
- SAM taps and faucets
- Chrome heated towel radiator
- Shower
- Aquavision TV
- Bisazza mosaic

#### STAFF ACCOMMODATION

- Bedroom ensuite with full facilities
- Reception area and kitchen
- Private entrance

#### UTILITY ROOM

- Limestone flooring
- Miele tumble dryer and washing machine
- Storage units
- Double under-mounted sinks

#### GARAGE

- Sensor lighting
- Remote controlled automatic doors
- Tiled wall to dado rail with suede bumper

#### GENERAL

- Full automated Crestron audio visual control system
- iLight lighting system throughout with individually programmable mood settings
- Air conditioning throughout
- Video entryphone system

- CCTV system
- Fire detection system
- Dolby digital cinematic surround sound
- Chrome light and electrical fittings
- Wall mounted touch panels to principal rooms
- Wireless panels to main entertainment zones
- DVD, CD, Hard Drive storage
- SKY + integration
- IPOD integration
- APPLETV
- HIGH definition plasma screens

#### SECURITY

- NACOSS approved Banham alarm system
- Motion sensors to all principal areas
- Vibration detection system to principal windows on front and rear elevation
- CCTV to front and rear elevation with relay to all Creston wall and wireless panels

#### HEATING AND PLUMBING

- New plumbing and heating throughout
- Individual zone controls and thermostats to all floors and zones
- Dual megaflow high pressured water system
- High efficiency condensing boiler
- Twin pumped hot and cold water supplies with multiple zone functionality
- Discreet recessed radiators and chrome towel rails to all bathrooms

#### AIR CONDITIONING

- Full specification Daikin air cooling system
- Dust pollen filtration system
- Eco-friendly low energy usage
- All units concealed



A copy of the full Energy Performance Certificate is available on request from the Agents.

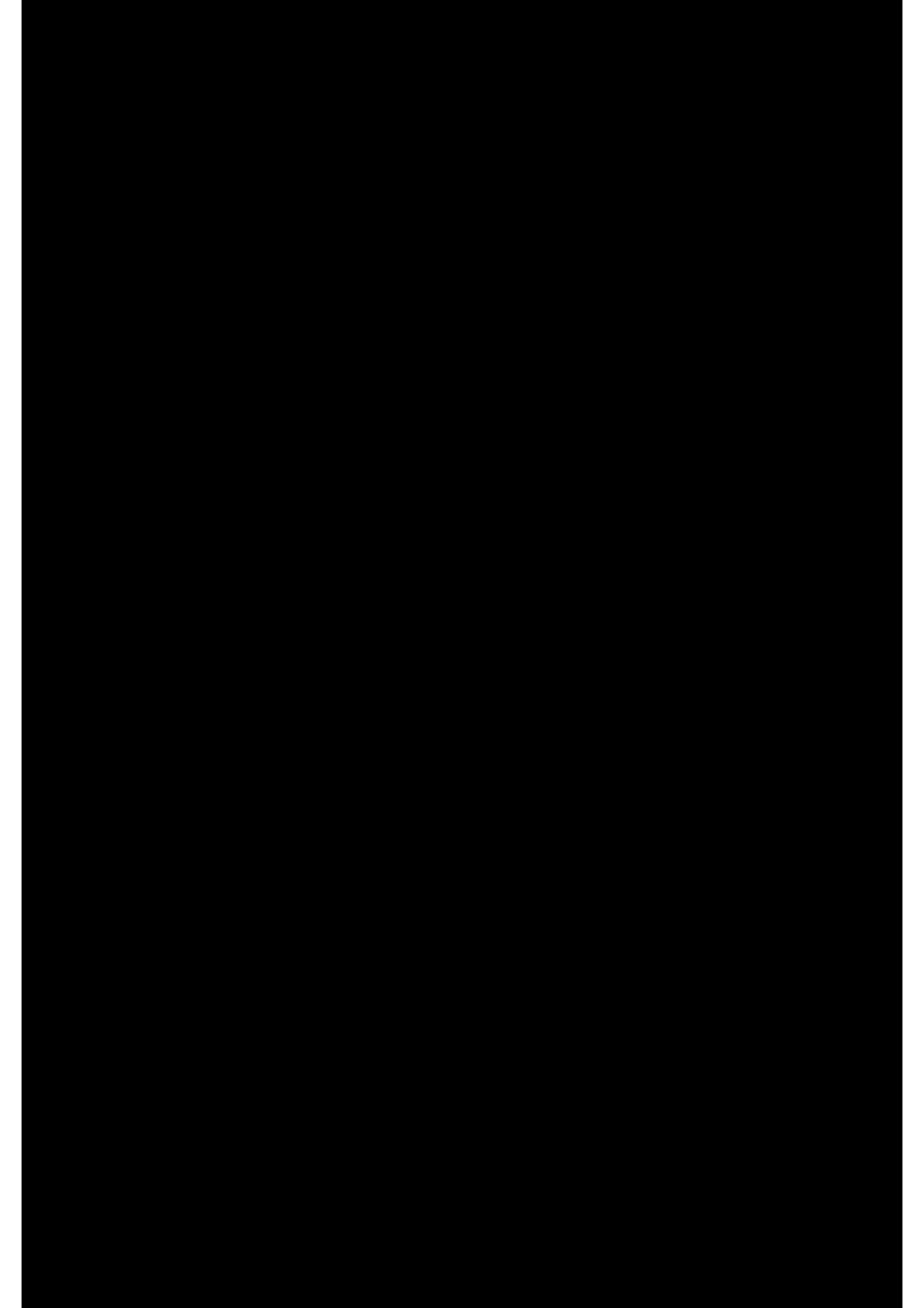
Viewing: Strictly by appointment with Savills.

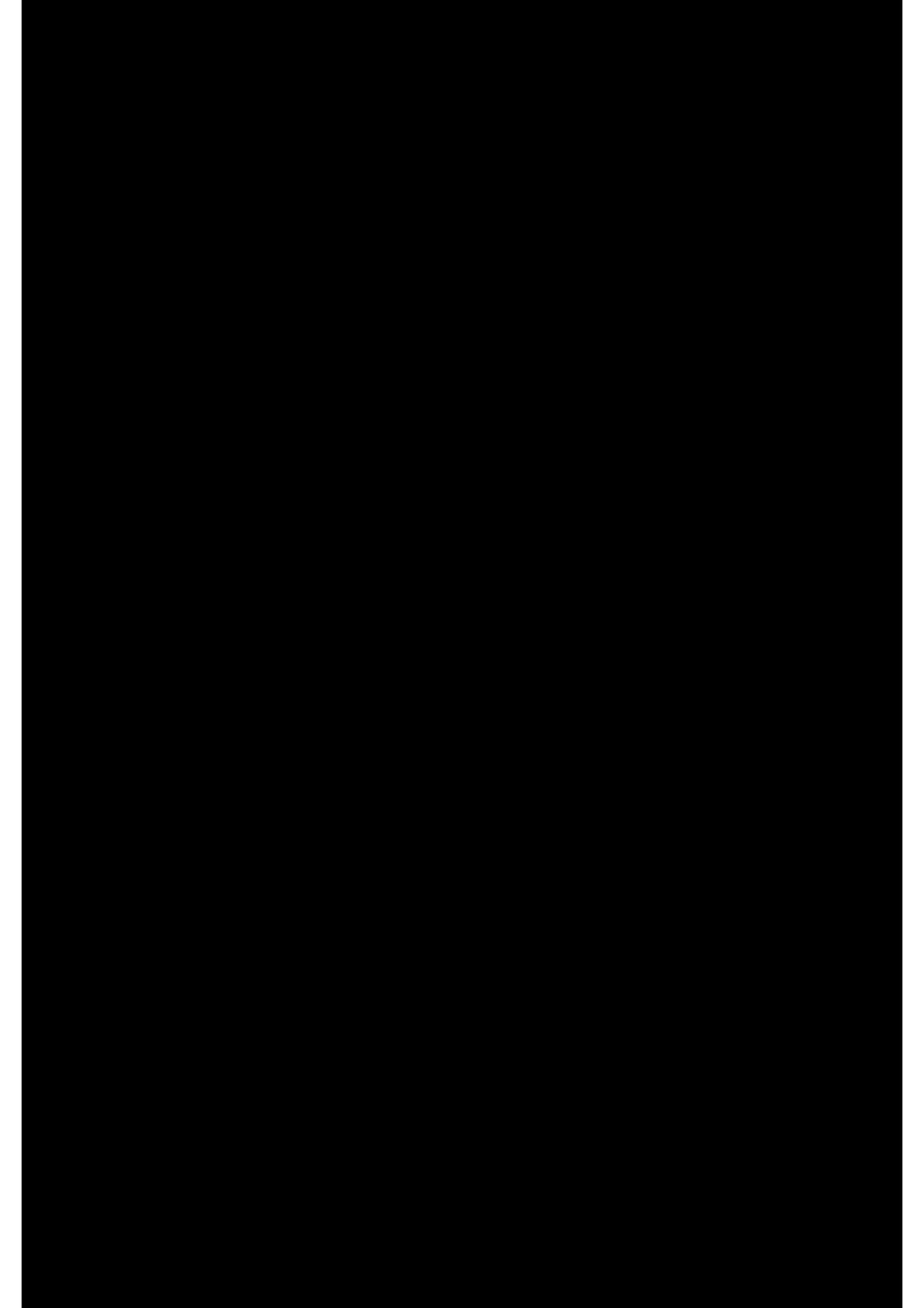
**Important notice**

Savills and their clients give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Savills Knightsbridge  
 188 Brompton Road,  
 London SW3 1HQ  
 knightsbridge@savills.com  
 020 7581 5234  
 savills.co.uk









F

25 Ives Street, London SW3 2ND  
T. 020 7591 2700  
F. 020 7581 2472  
[www.finchatton.com](http://www.finchatton.com)