

15 - 17

EATON PLACE

BELGRAVIA

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Seriously
Beautiful

Unparalleled
Luxury





An iconic address in the heart of Prime Central London.

Belgravia is one of London's most vibrant and prestigious destinations, with grand Georgian architecture surrounded by the green open spaces of both Hyde Park and Buckingham Palace Gardens. Wide leafy streets, lined with elegant townhouses define the village-like feel of Belgravia, despite its close proximity to the heart of London. With historic landmarks around every corner, heritage and classical design are equally prominent features of the area.

Bordering these idyllic residences are Sloane Square, Knightsbridge and Mayfair, London's most prominent luxury shopping areas for high-end designer brands, restaurants, theatres and galleries.

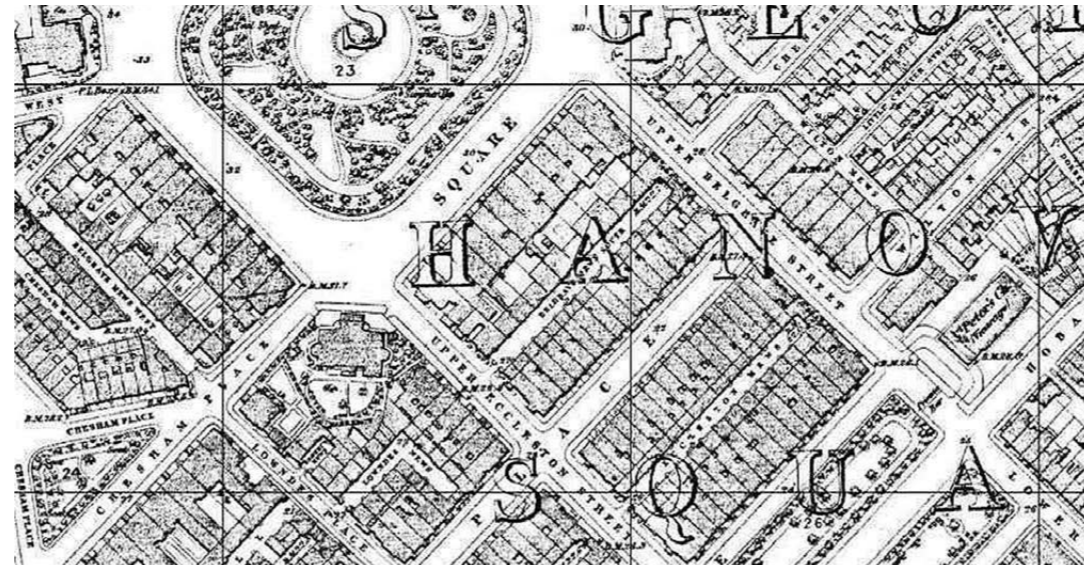


A Landmark Building

15-17 Eaton Place is comprised of a spectacular penthouse set across two buildings and a charming garden apartment. The residence offers an unparalleled level of luxury and sophistication.

A fusion of opulent style and functional design, this period property has been thoughtfully re-designed with the ultimate in luxurious modern living in mind.

A Historical Masterpiece



Eaton Place was built between 1828 and 1835 by Thomas Cubitt. It is a broad street of very fine town houses finished with exposed brick and giant order.

This Grade II* listed townhouse, as with many other townhouses in Belgravia, was part of a lateral conversion scheme directed by Grosvenor Estates after the Second World War.

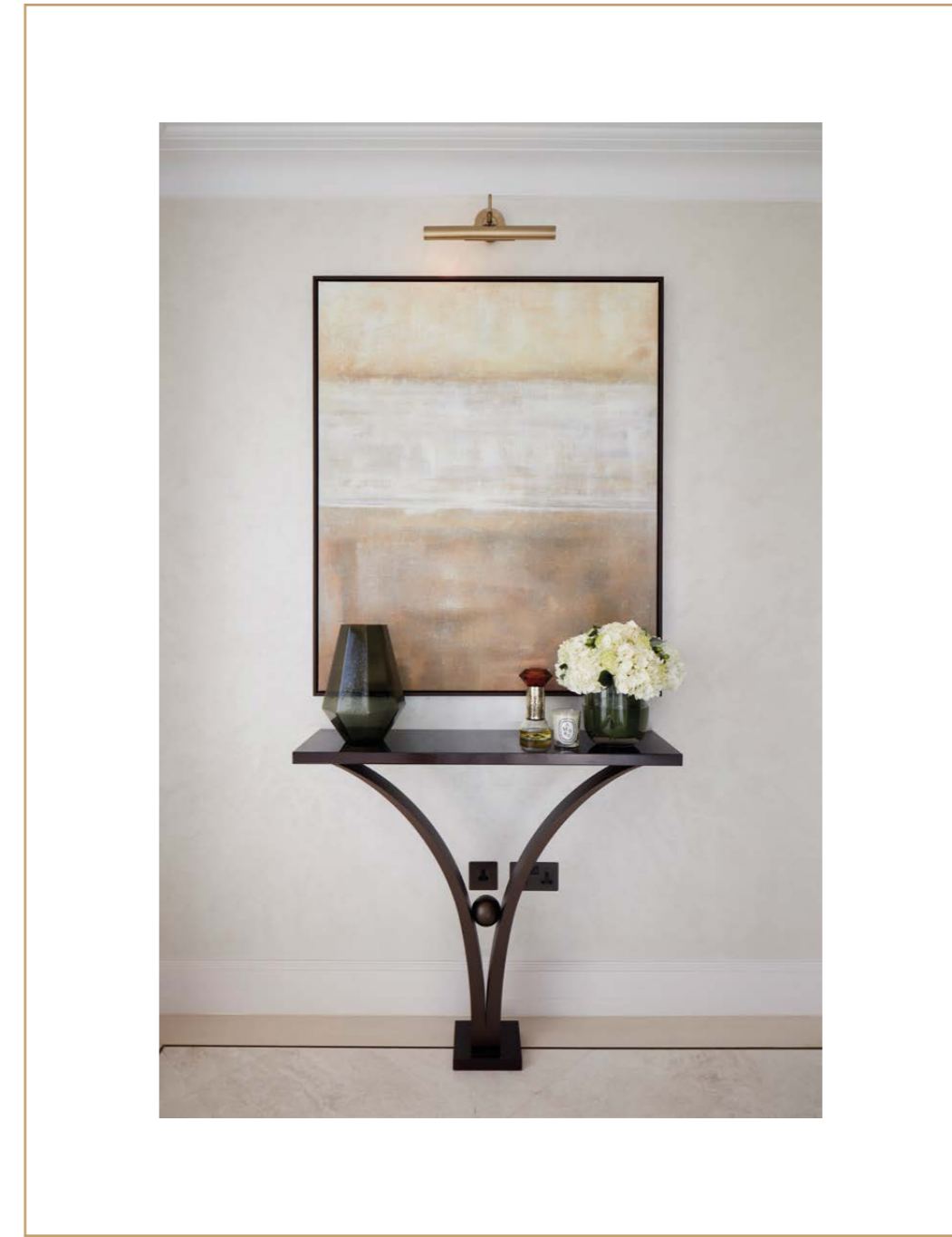
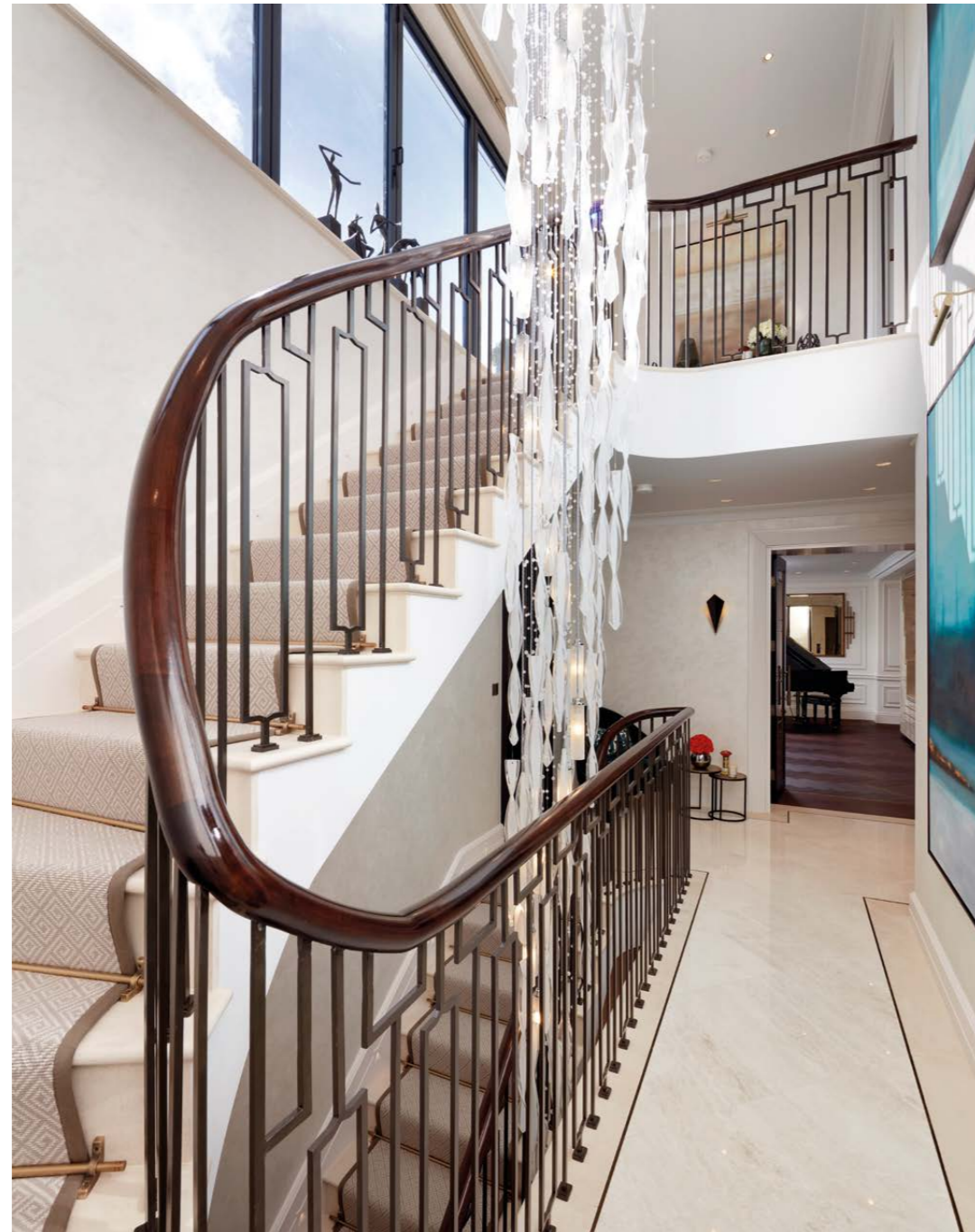
15-17 Eaton Place forms part of a terrace of listed buildings, which characterise the immediate Belgravia area. The decorative façades combine classical style with painted render and brickwork, pilasters and entrance porticos.







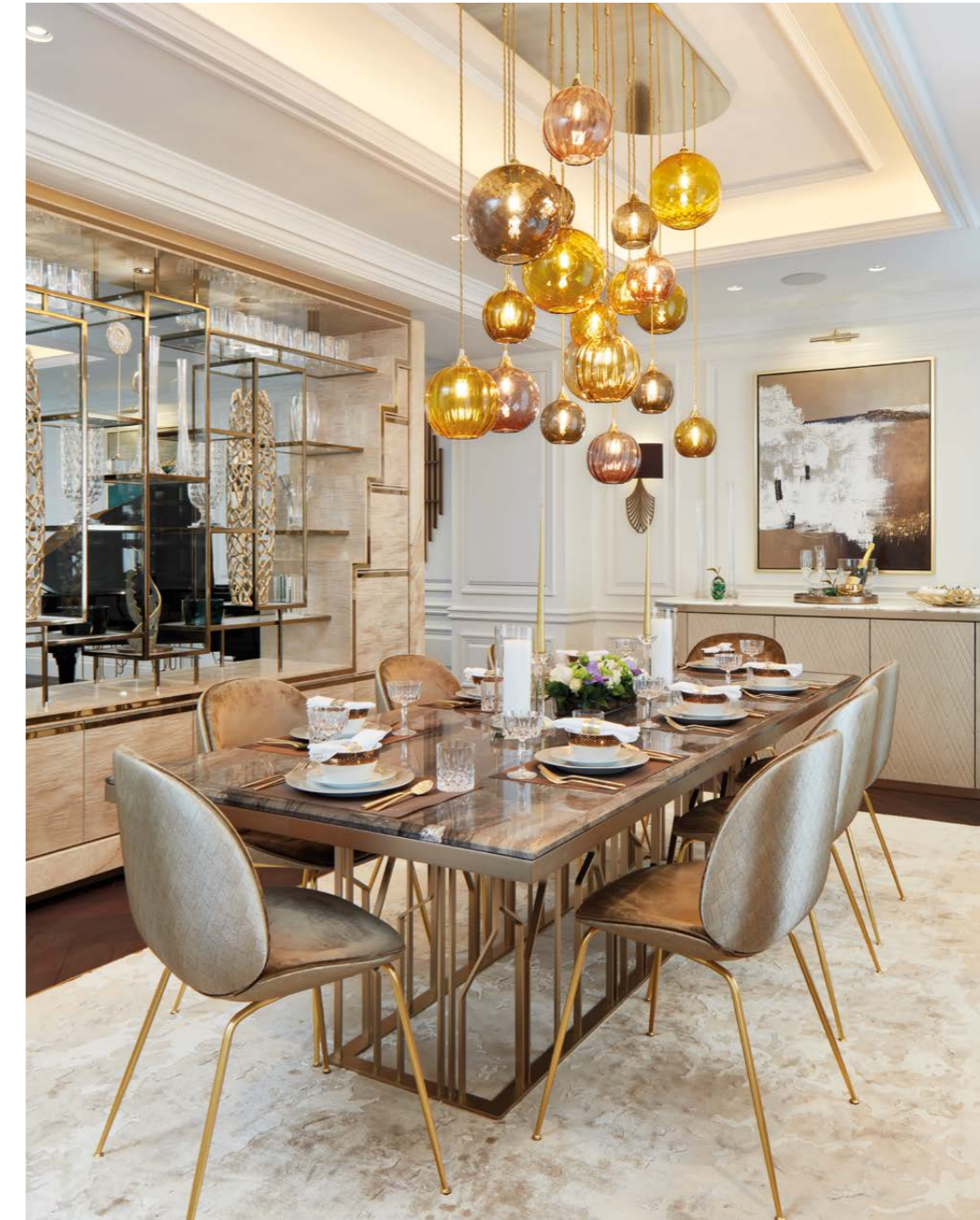






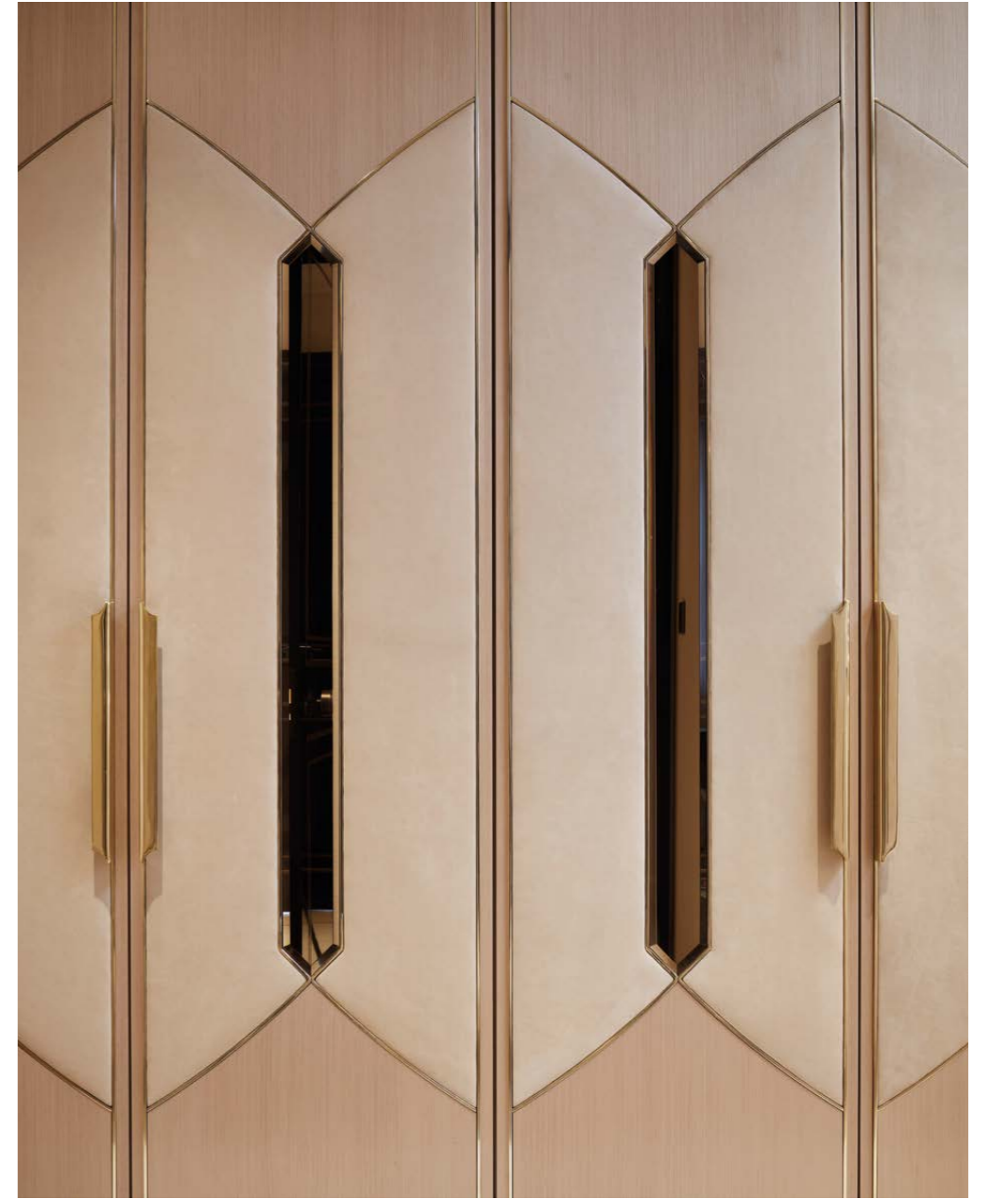
The approach to the interior design at Eaton Place has been carefully developed to ensure the building not only breaks new ground in terms of design ambition, but is also unrivalled in its scale and quality of finish.

The design skilfully mixes contemporary finishes with the building's classical proportions, giving a homely yet truly inspiring sensation to each space. The sympathetic treatment of the listed building's key rooms ensures that the historic grandeur of the property is not only retained but enhanced.









Seriously Beautiful

The furniture, materials and finishing details reflect the individual character of the building, from the intimate wallpaper and leather-lined alcoves on the third floor, to the classically detailed reception and dining rooms on the fourth floor.

Bespoke Design





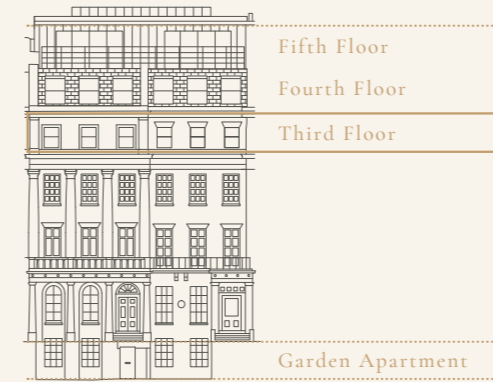


The Penthouse

This stunning Penthouse occupies the top three floors of 15-17 Eaton Place. It consists of two spectacular entertaining spaces, a formal dual aspect living and dining space, as well as an incredible top floor lounge room with adjoining spacious roof terrace commanding south facing views of Central London. In addition, the Penthouse contains a master suite with walk-in dressing room and master bathroom plus three additional spacious bedrooms with dressing areas and en suites.

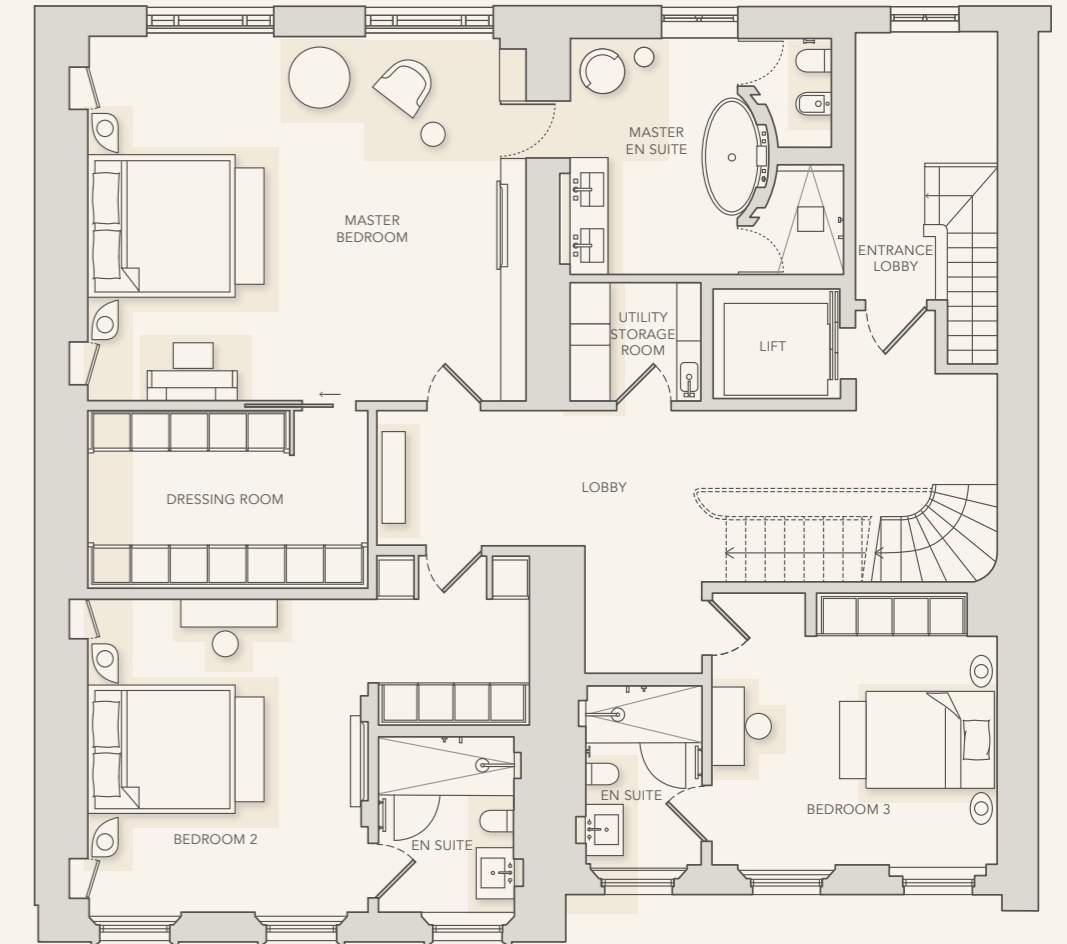
Internal 6,289 sq ft
Terraces 946 sq ft

Third Floor

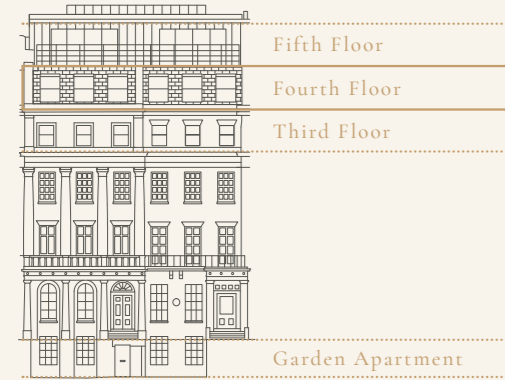


EATON PLACE

MASTER BEDROOM	23'2" x 18'4"
BEDROOM 2	22'4" x 16'0"
BEDROOM 3	14'11" x 14'0"

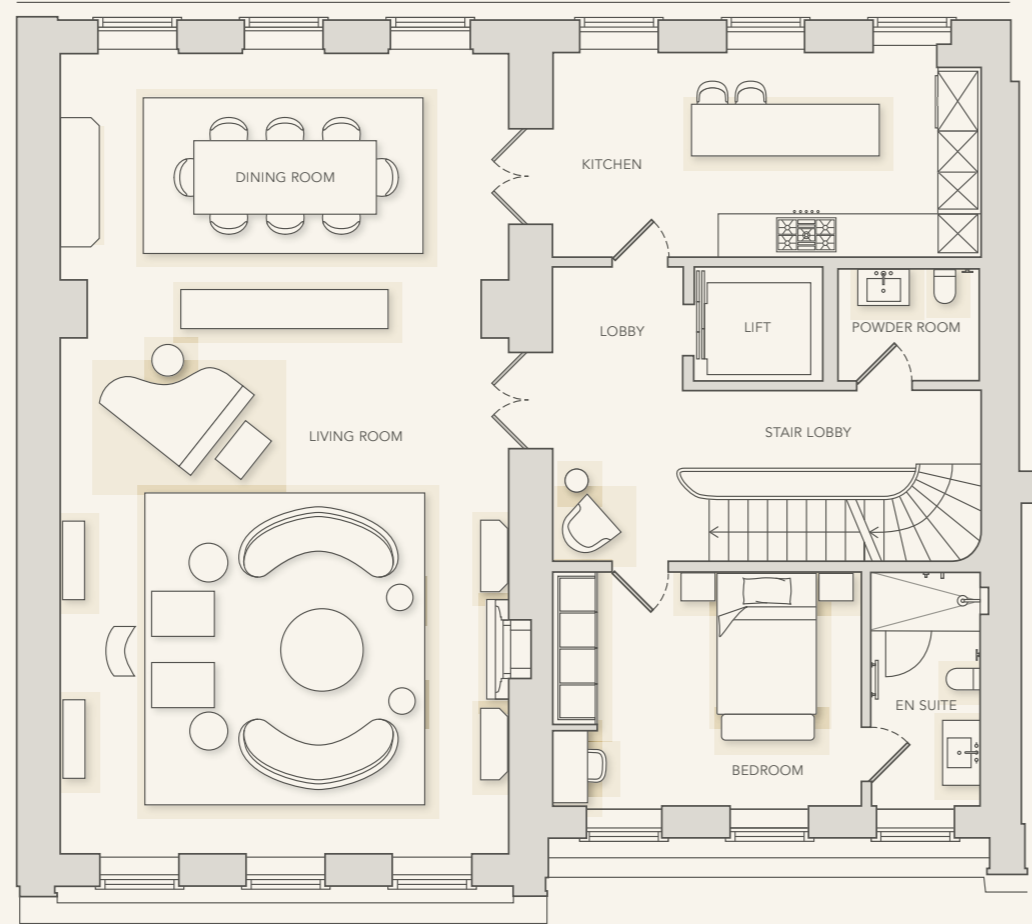


Fourth Floor

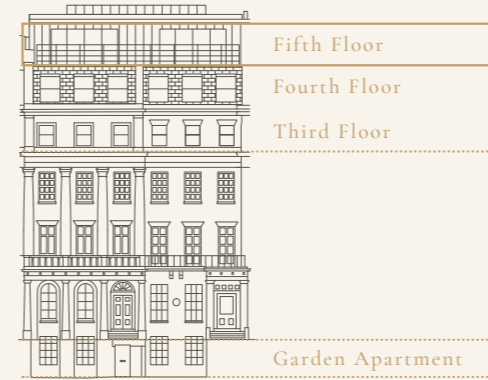


EATON PLACE

LIVING ROOM	22'7" x 27'6"
DINING ROOM	22'7" x 12'9"
KITCHEN	21'2" x 11'3"
BEDROOM	15'11" x 12'3"

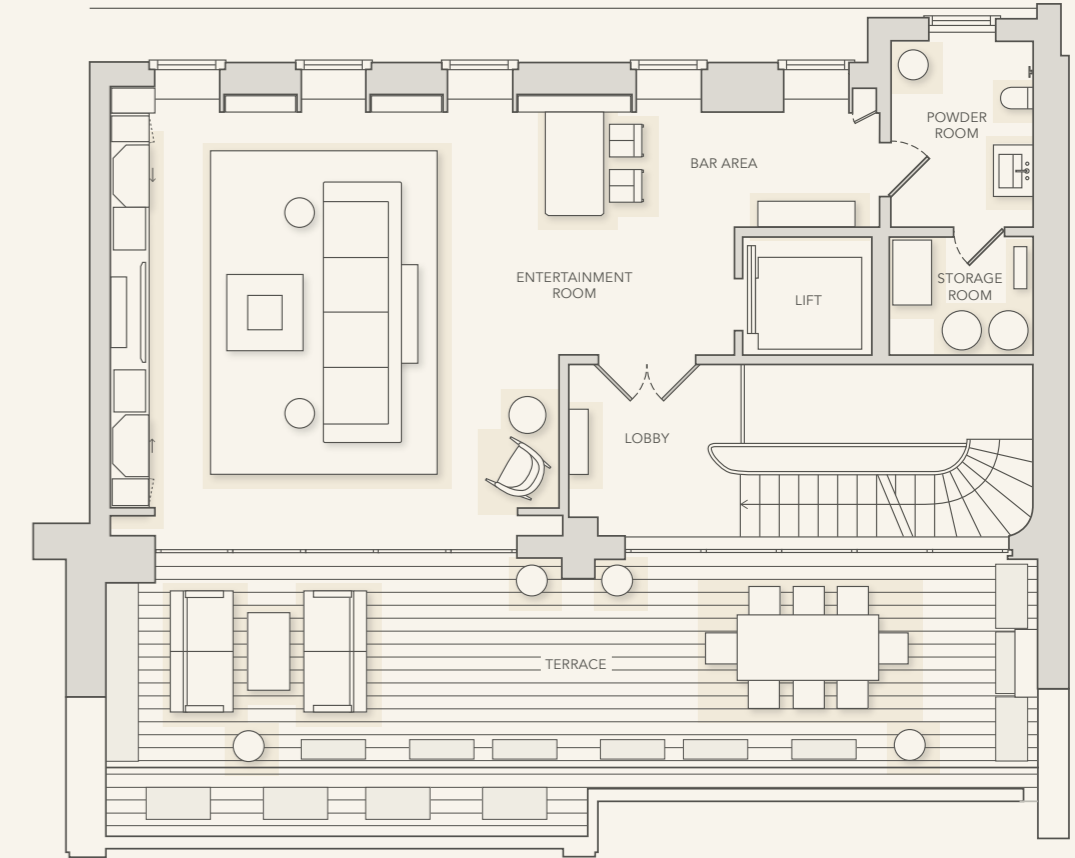


Fifth Floor



EATON PLACE

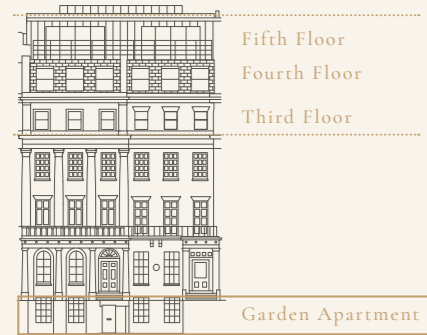
ENTERTAINMENT ROOM	39'1" x 23'3"
TERRACE	47'3" x 14'0"



Garden Apartment

The Garden Apartment consists of an open-plan living and kitchen area, a tranquil dining area housed within a courtyard conservatory, one powder room, two bedrooms with en suites and access to a rear landscaped garden.

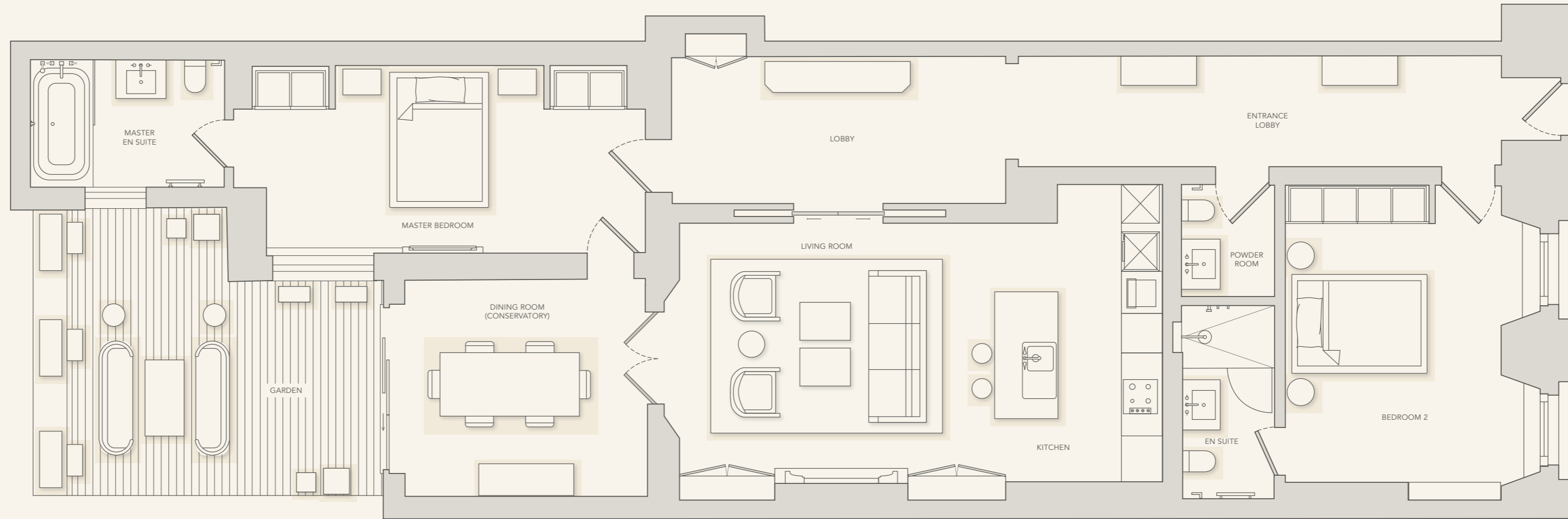




EATON PLACE

Garden Apartment

LIVING ROOM	19'7" x 13'5"
DINING ROOM	13'4" x 11'1"
KITCHEN	5'6" x 15'4"
MASTER BEDROOM	21'5" x 9'4"
BEDROOM 2	16'2" x 13'3"



Specification

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The Penthouse



LOBBIES

- Polished White Emperador stone with inset bronze trim and honed limestone border lobby floors
- Decorative antique bronze wall lights and picture lights
- Feature staircase with a dark stained walnut handrail, bronze spindles and honed limestone treads and risers
- Bespoke crystal chandelier over three floors above skylight
- Large high-gloss American Walnut doors and architraves with antique bronze trim details
- Large high-gloss American Walnut double doors with mirror detail
- Specialist pearlescent polished plaster finish to lobby walls

LIFT

- Bronze metal finish for lift car
- Stone floor finish

LIVING AND DINING ROOM

- Dark stained engineered fired oak herringbone patterned floors with 200mm border and antique bronze trim providing an elegant finish
- Painted wall panels
- Bespoke handblown glass chandeliers to dining and living area
- Bespoke feature wall with Daino Reale marble and sycamore veneer details, with glass and metal shelves
- Coffered ceilings with mood lighting
- Bespoke designed bamboo silk rugs
- Flush wall mounted antique bronze electrical accessories

- Bronze finish ironmongery
- Bespoke Ajax marble fireplace
- Smoke / heat detector in kitchen and common exit lobbies

KITCHEN

- Bulthaup bespoke kitchen with integrated Gaggenau appliances and special finish units
- Oven, hob, combination oven, microwave
- Bespoke integrated extraction hood with task lighting
- Dark stained engineered oak herringbone patterned floor with 200mm border and antique bronze trim
- Bespoke kitchen island and breakfast bar in engineered stone

MASTER BEDROOM

- Dressing room with full height dark stained walnut veneer fitted wardrobes
- Bespoke headboard with Bronze Fantasy marble and metal details
- High-gloss American Walnut bespoke bed frames
- European Oak herringbone patterned floor with antique bronze inset trim

MASTER EN SUITE BATHROOM

- Cristallo Bianco marble: walls, dado, vanity top and floor
- Almeria marble: skirting, shower and WC cubicles
- Specialist pearlescent polished plaster walls. Curved wall in mixed mosaic tiles

- Bespoke double vanity units in Macassar veneer and marble
- Villeroy & Boch sanitaryware with wash toilet
- THG sanitaryware in polished nickel and champagne crystal detail
- Toughened clear glass shower door
- Heated towel rail in polished nickel

SECOND MASTER BEDROOM

- 200mm timber border and inset carpet with metal trim
- Bespoke headboard with Breccia Capraia marble, diamond stitched leather and metal detail
- Full height fitted wardrobe with bronze mirror, leather and bespoke metal handles
- Tektura wallpaper
- Coffered ceiling lights with champagne gold metallic spray paint inlay detail

SECOND MASTER EN SUITE BATHROOM

- Milky / Bianco Lasa orange vein marble floor, walls, dado and vanity top
- Tobacco (Eramosa) brown marble skirting and shower floor
- Specialist pearlescent polished plaster walls
- Polished chrome sanitaryware and heated towel rail
- Toughened clear glass shower screen

GUEST BEDROOMS

- 200mm timber border and inset carpet with bronze metal trim
- Bespoke headboards and full height fitted wardrobes with mirror, leather and metal detail door handles

- Phillip Jeffries wallpaper finish walls
- Coffered ceiling with champagne gold metallic spray paint inlay detail

GUEST EN SUITE BATHROOMS

- Ajax marble: floor, walls, dado and vanity top
- Australian Grey marble: skirting and shower floor
- Specialist pearlised polished plaster walls
- Polished chrome sanitaryware and heated towel rail

FOURTH FLOOR POWDER ROOM

- Michael Angelo marble: floor, walls, dado, skirting, vanity sink
- Heliodor Scale patterned wallpaper
- Polished nickel sanitaryware

FIFTH FLOOR POWDER ROOM

- Michael Angelo marble vanity sink
- Nero Oak dark oil wood floor and painted skirting
- Studio Fromental bespoke wallpaper
- THG sculpted metal motifs inspired by Roman architecture, and crystal polished nickel sanitaryware

ENTERTAINMENT SUITE

- Dark stained black oak engineered wooden floors with 200mm border and antique bronze trim
- 2.6 metre double American walnut doors with bevelled bronze mirror inlay

- Brian Yates wallpaper
- Bespoke reeded glass pendant lights
- Bespoke fitted shelves with high gloss Zircote veneer and leather backing with Gesso cabinet handle detail

- Custom bar area with Bronze Fantasy marble bar top and glass shelves
- Coffered ceilings with mood lighting
- Bespoke designed rug
- Bronze finish ironmongery

TERRACE

- Composite decking with decorative stainless steel balustrading
- Ornamental planting
- Decorative floor and wall lights
- Extensive outdoor seating and dining area

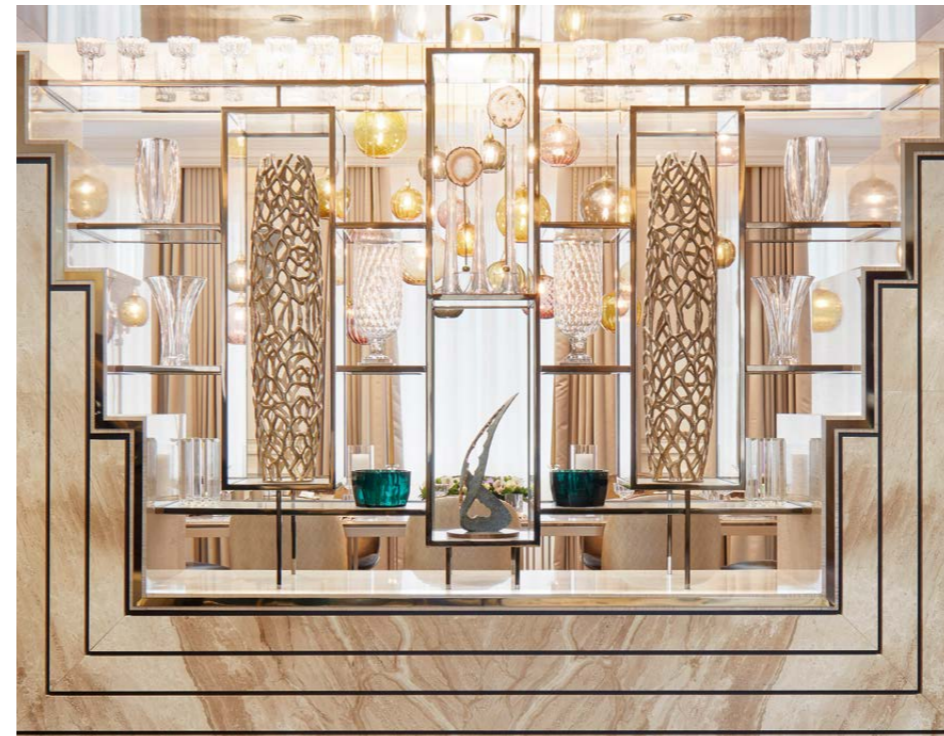
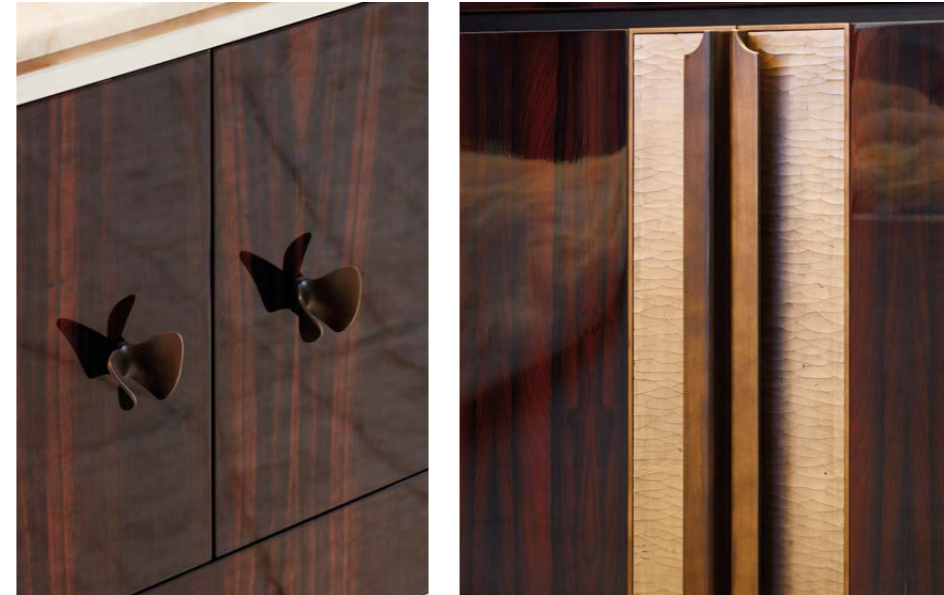
LIGHTING, AUDIO VISUAL AND CONNECTIVITY

- Lutron controlled LED lighting
- Wireless panels to main entertainment zones
- Sonos sound bar and ceiling speakers
- Sky Q enabled

MECHANICAL, ELECTRICAL AND PLUMBING SERVICES

- Underfloor heating throughout
- Heated towel rails to all bathrooms
- Full specification comfort cooling system

Specification
—
Garden
Apartment



LOBBY

- Polished White Emperador marble floor
- Painted walls and ceiling with coffer detail

RESIDENCE

- Engineered oak floor boards
- Large American walnut lacquered doors
- Coffered ceilings with mood lighting
- Smoke / heat detector in kitchen
- Flush wall mounted chrome electrical accessories
- Chrome finish ironmongery
- Bespoke gel fireplace

KITCHEN

- Bulthaup kitchen with integrated Gaggenau appliances
- Bespoke kitchen units in special aluminium finish
- Oak flooring
- Oven, hob, combination oven, microwave
- Bespoke integrated extraction with task lighting

BATHROOMS

- Carrara marble: floor, walls, dado and vanity top
- Polished chrome sanitaryware and heated towel rail

POWDER ROOM

- Lilac marble: floor, walls, dado, skirting, vanity sink
- Polished chrome sanitaryware

BEDROOMS

- Bespoke headboards and full height fitted wardrobes with high-gloss painted doors with metal inset detail
- Wallpaper finish walls

TERRACE

- Composite decking
- Decorative planting
- Outdoor seating area and landscaping



FENTON WHELAN

LONDON



VANBURGH PRIME

15-17 Eaton Place is a
development designed and managed
by Fenton Whelan and funded by
Vanburgh Prime Property

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