



SEVEN EATON PLACE

An elegant, impeccably designed home of 12,000 sq ft situated in one of the finest locations in Belgravia.

This outstanding Grade II* listed property was built in 1829 by Thomas Cubitt as part of Sir Robert Grosvenor's vision for Belgravia as '*the capital of the fashionable world*'.

The grand romance of Regency architecture and interiors have been meticulously rethought and restored into one of the most refined homes London has to offer.

BELGRAVIA, LONDON



Seven Eaton Place and its mews house, 42 Belgrave Mews South, form one of the largest single family homes in Belgravia. Over a period of four years, the restoration of this grand historic townhouse has been carried out by engineers, architects, artisans, designers and curators to create a magnificent house of unmatched quality, offering every modern comfort.

With unparalleled family and entertainment space and generous proportions, the house tastefully combines traditional detailing with contemporary aesthetics. Highlights include the seamless integration of world-class technology, a luxurious cinema and sumptuous spa facilities, as well as a landscaped courtyard garden and roof terrace.

In line with Grosvenor's vision '*to create pre-eminent homes for London's society*', Seven Eaton Place maintains that original theme of grandeur, elegance, excellence and individuality.

ELEGANCE







SOPHISTICATION







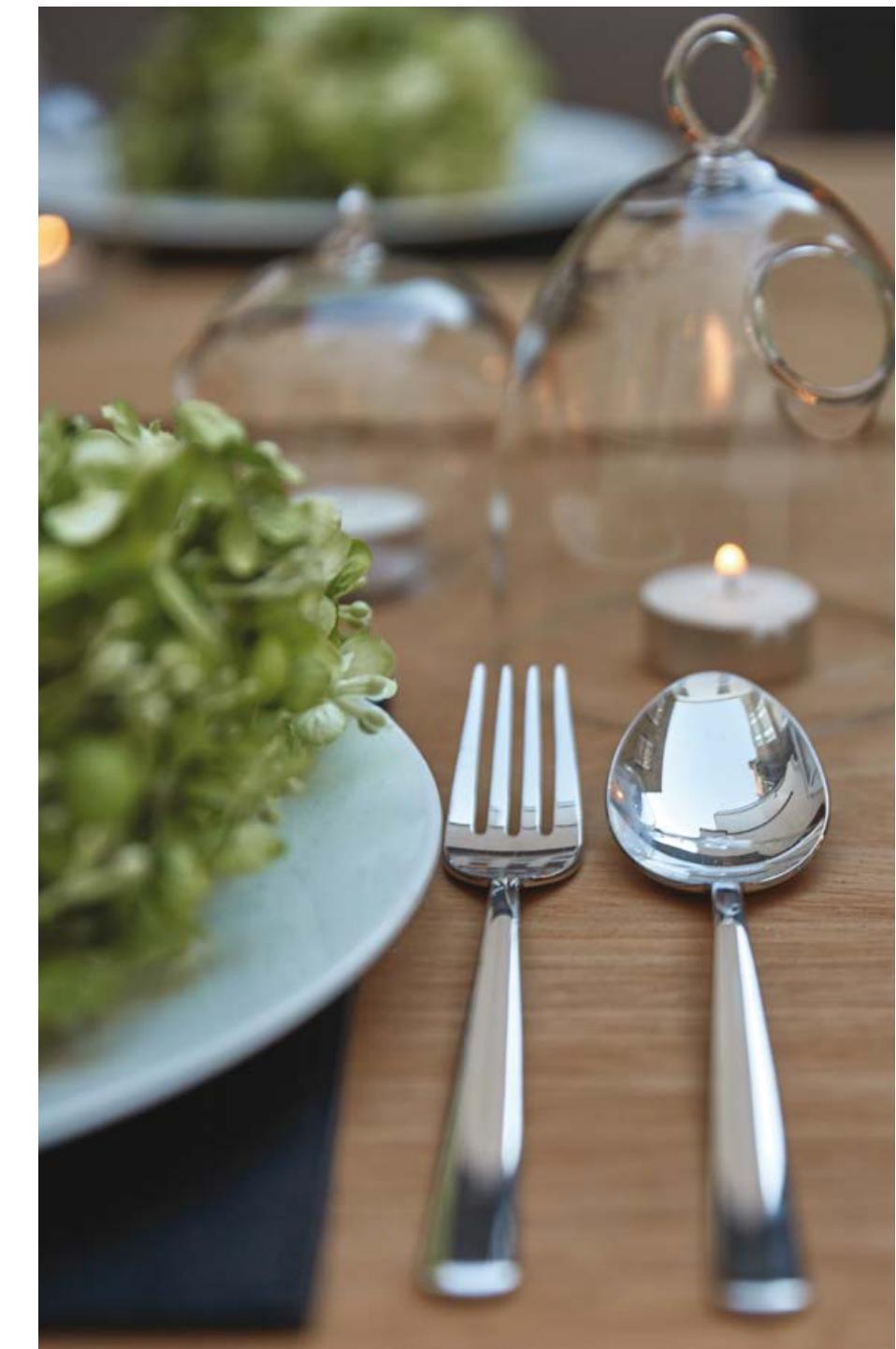






OUTDOOR LIVING

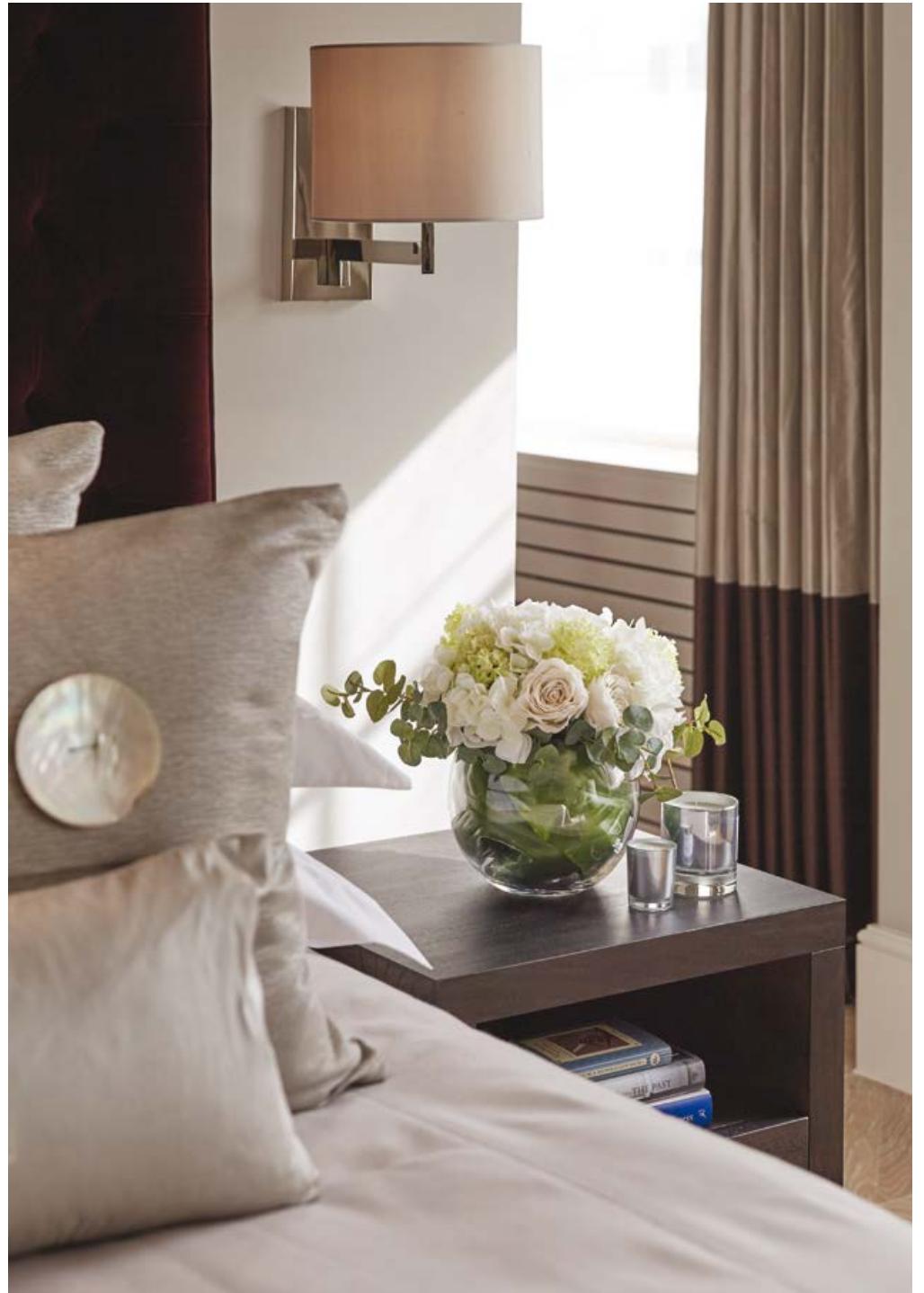


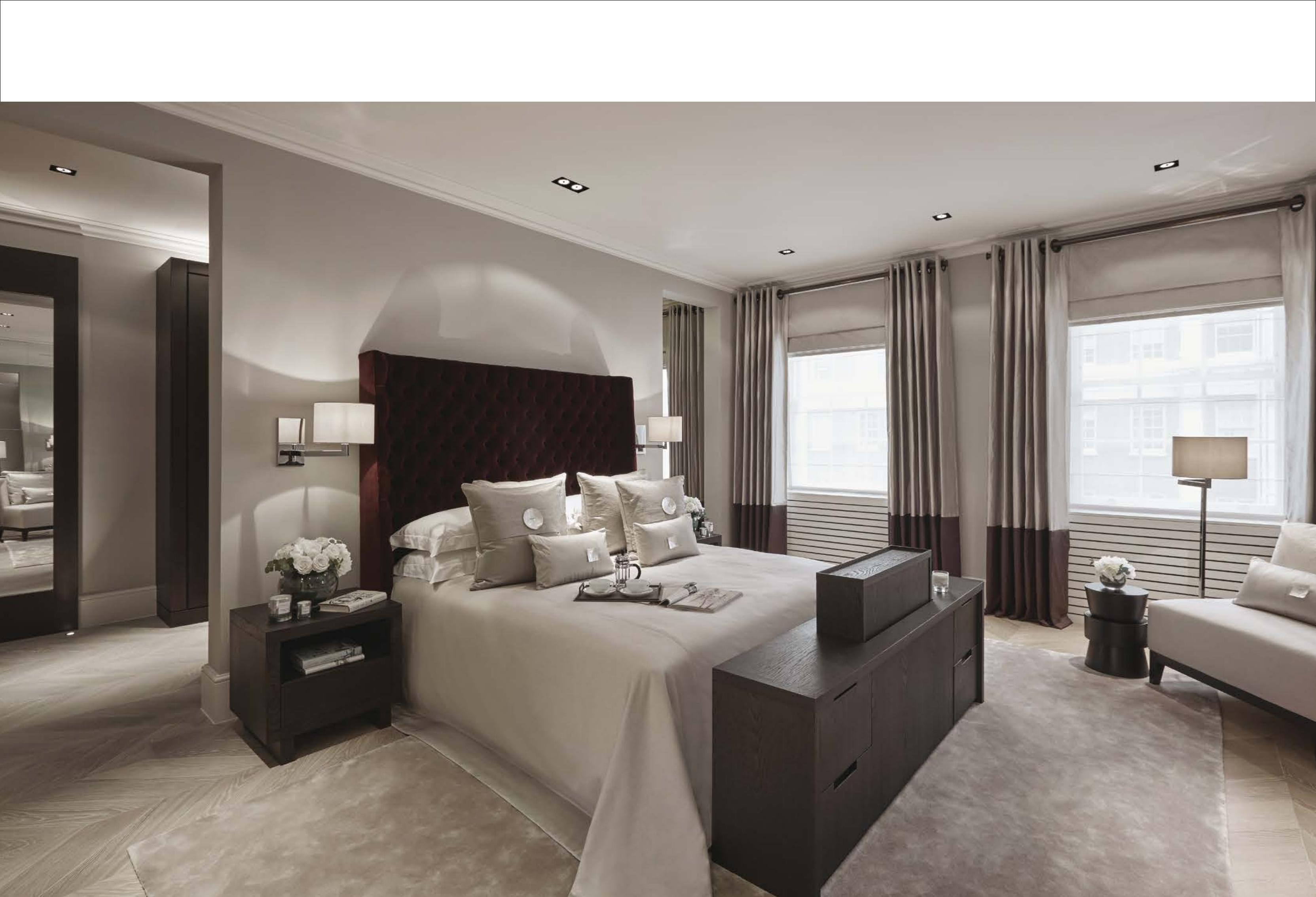


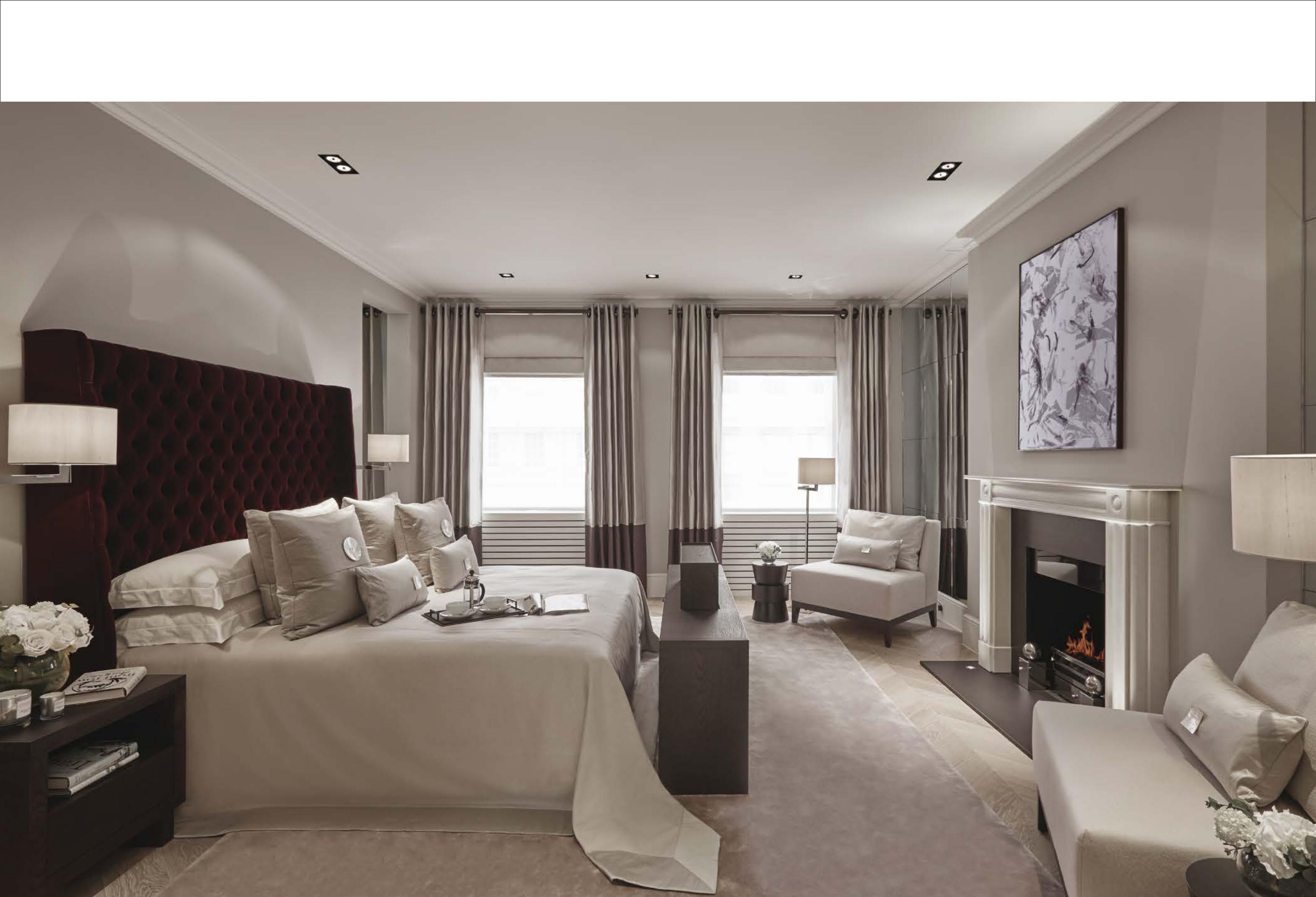




PEACE













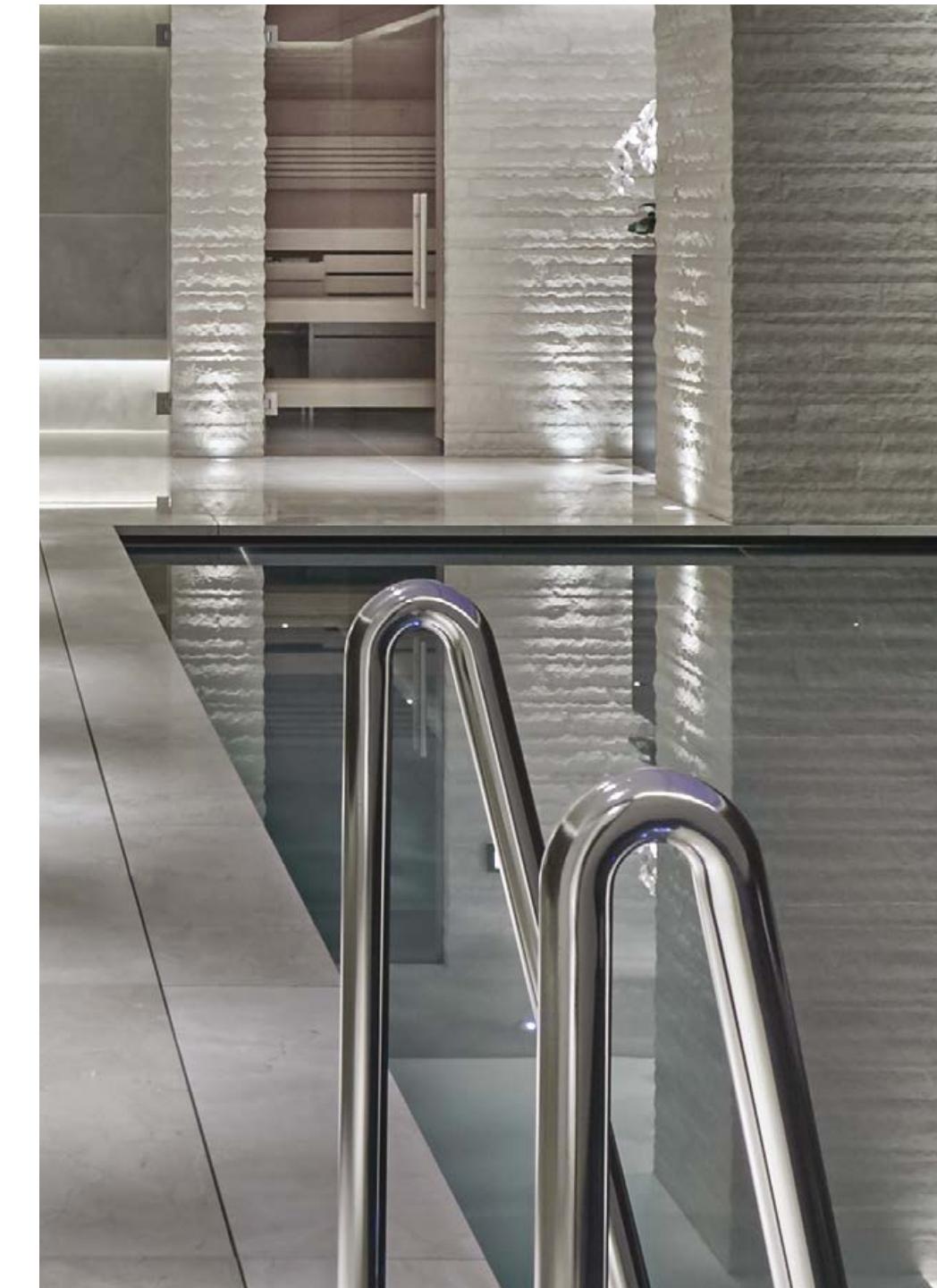
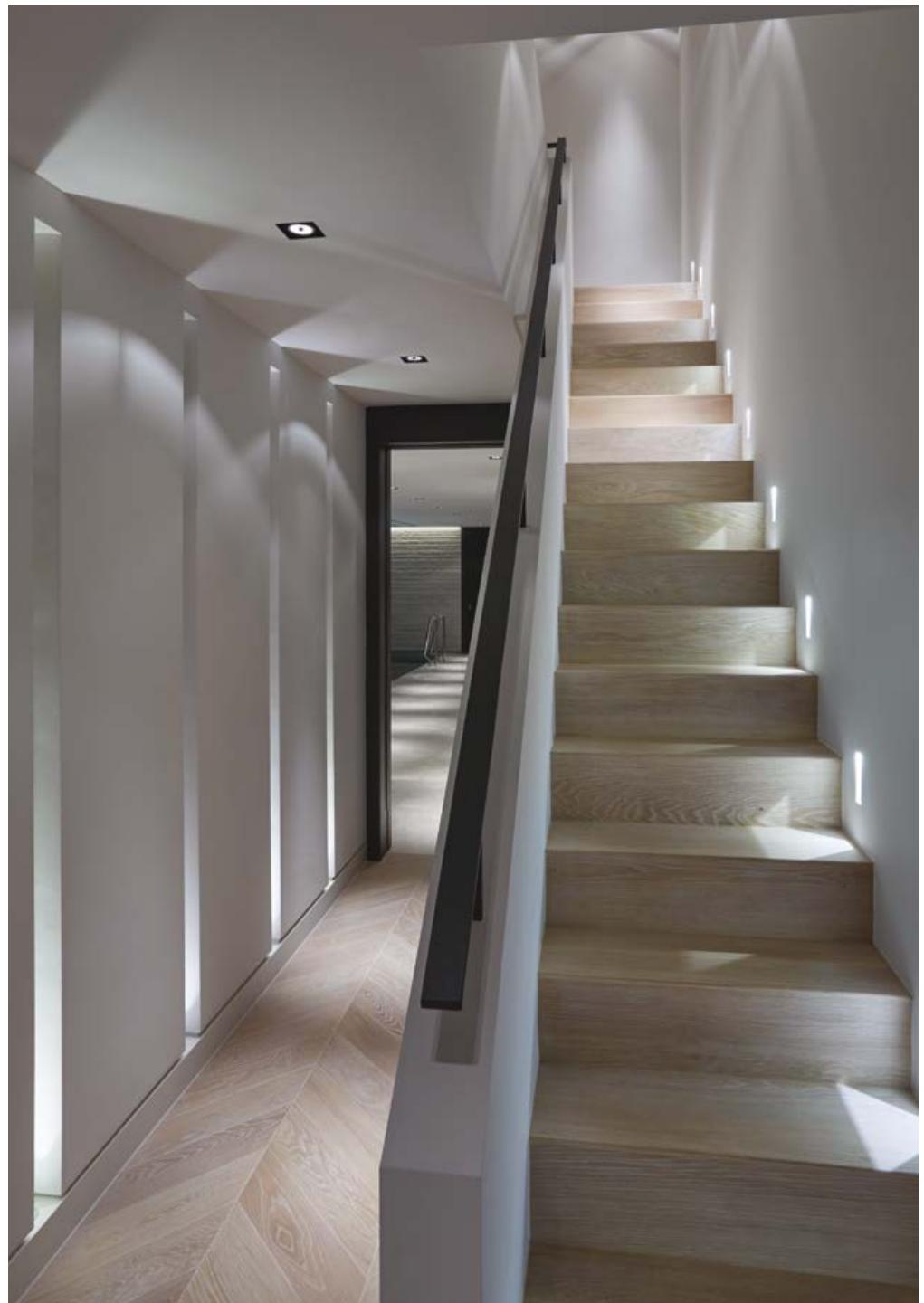


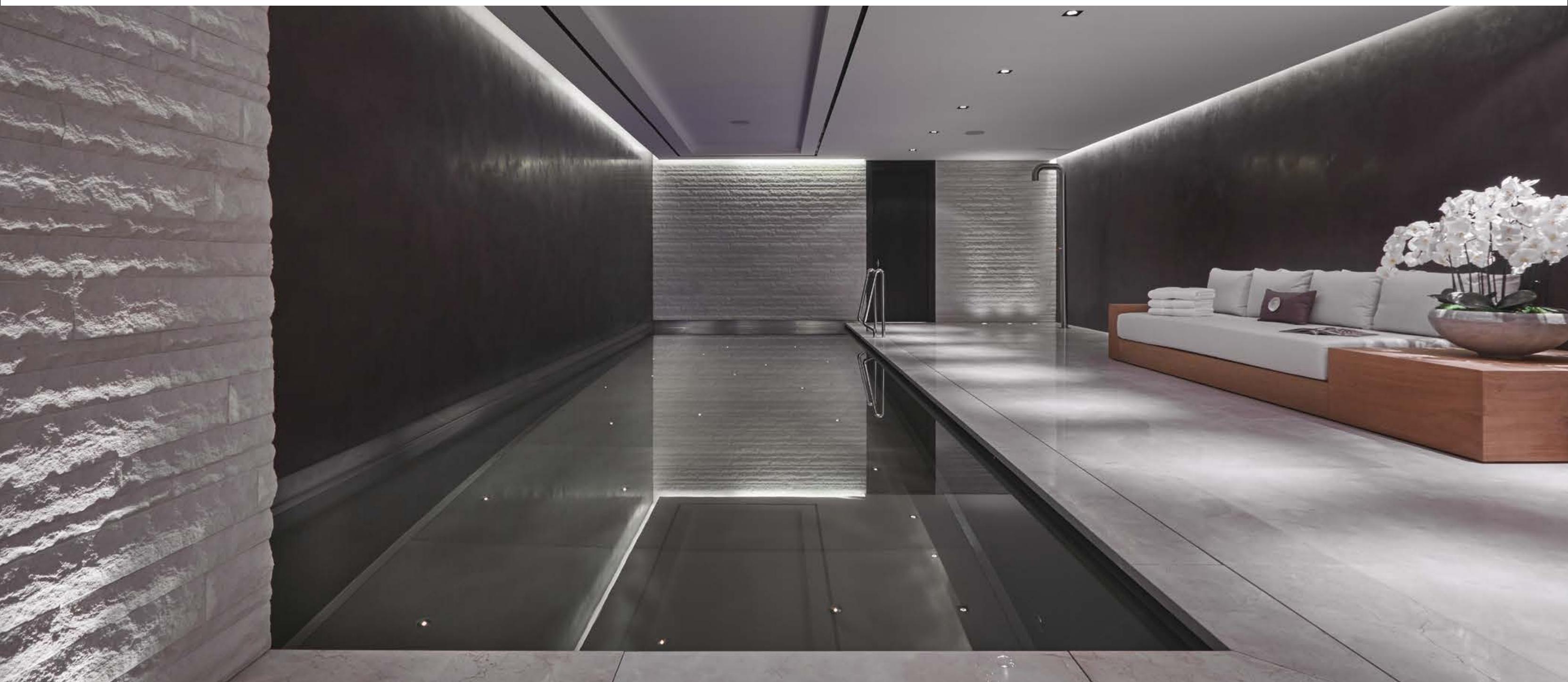
STIMULATION





RELAXATION



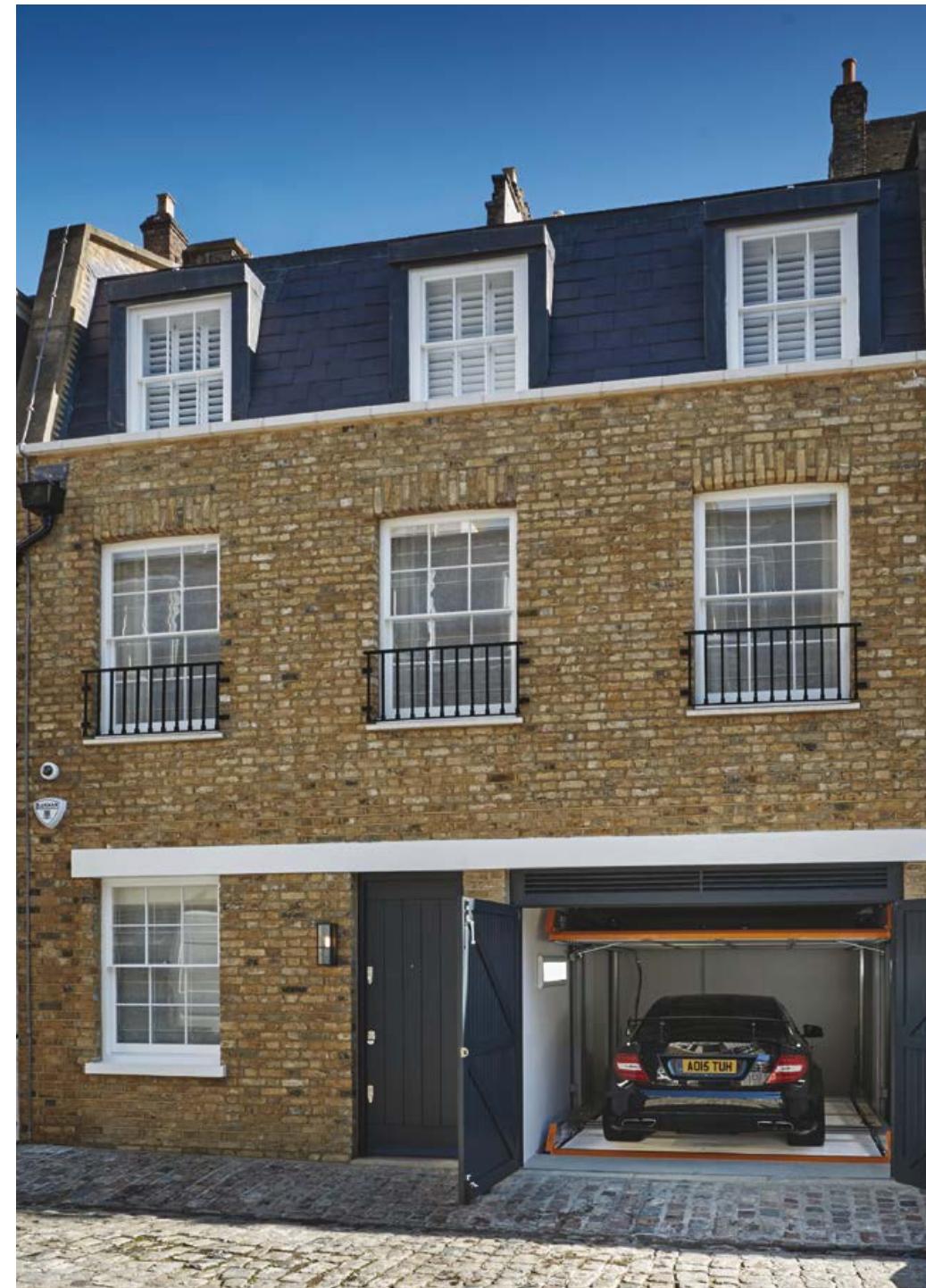




ATTENTION TO DETAIL

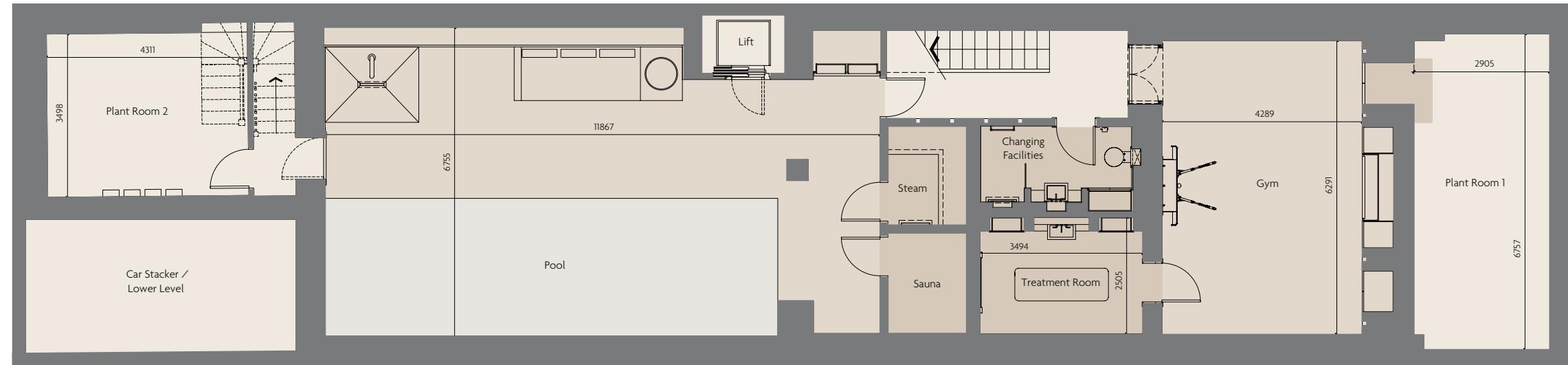






BASMENT

Gross Area 194.60 sq m 2,094 sq ft



LOWER GROUND FLOOR

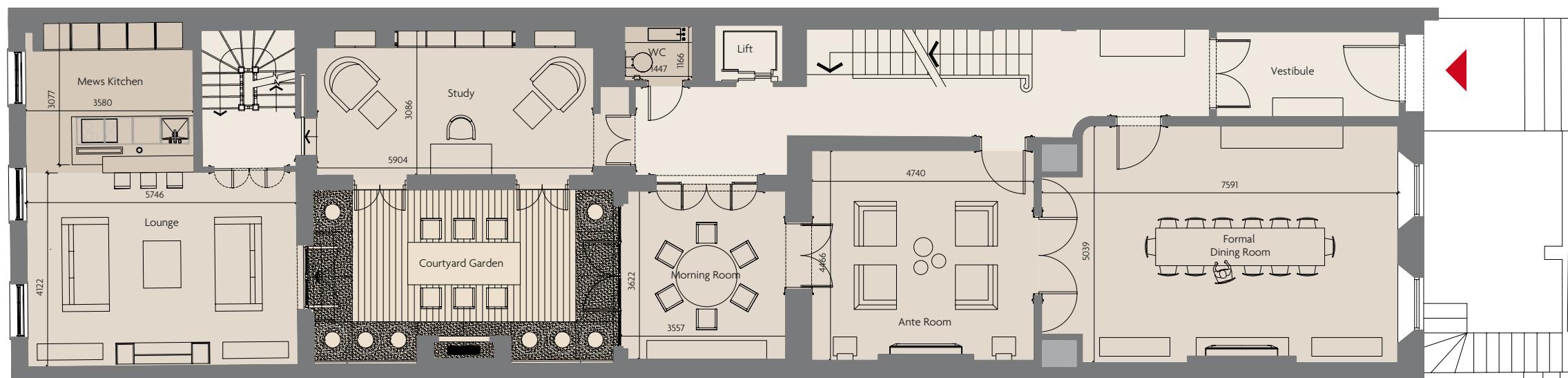
Gross Area 239.80 sq m 2,581 sq ft



GROUND FLOOR

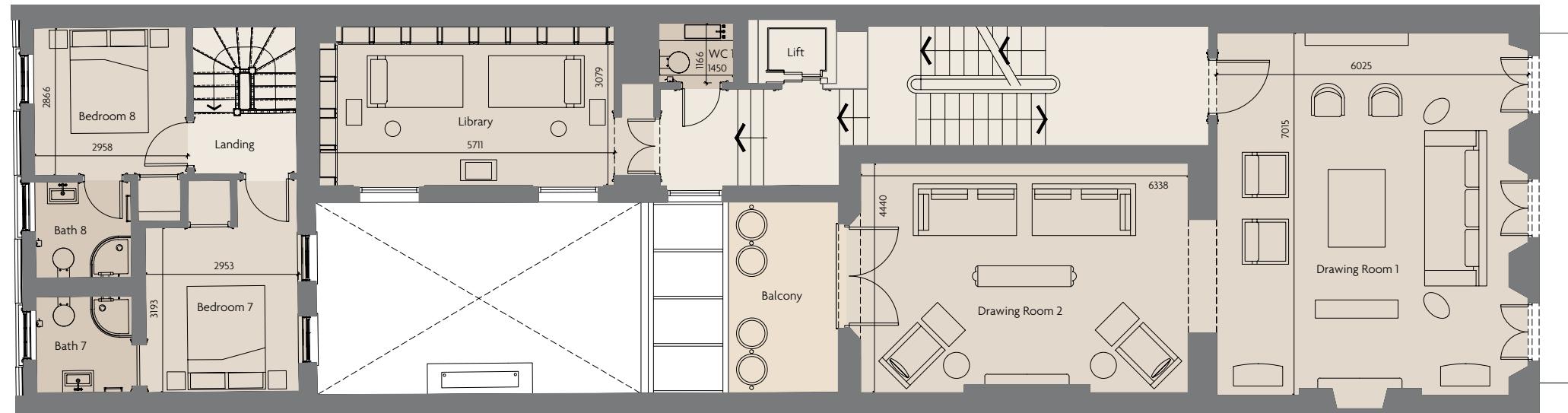


Gross Area 209.70 sq m 2,257 sq ft
 Courtyard 23.7 sq m 255 sq ft



FIRST FLOOR

Gross Area 173,30 sq m 1,865 sq ft
 Balconies 13.1 sq m 141 sq ft



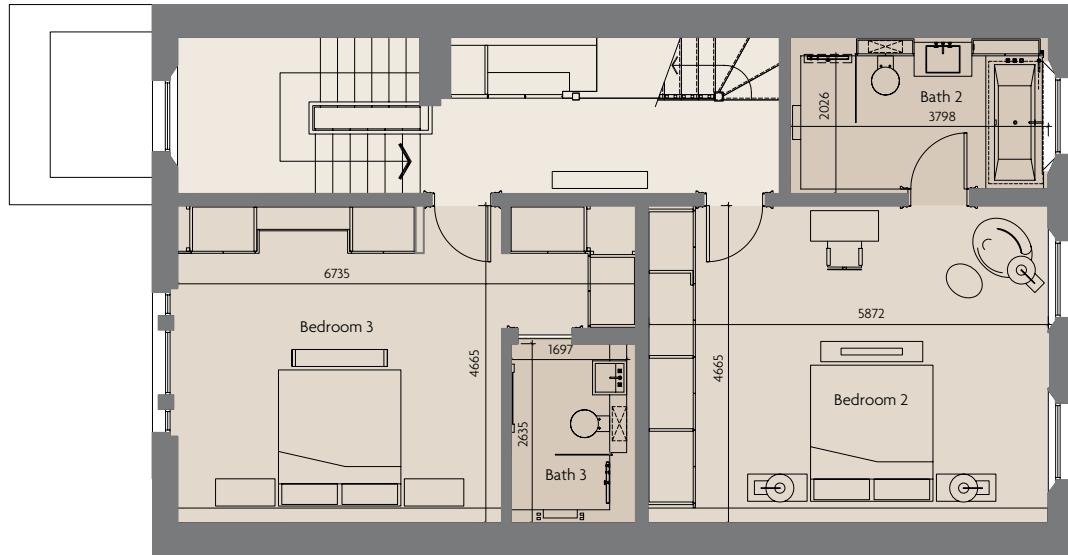
SECOND FLOOR

Gross Area 121.40 sq m 1,306 sq ft
 Terrace 27.9 sq m 300 sq ft



THIRD FLOOR

Gross Area 91.40 sq m 983 sq ft



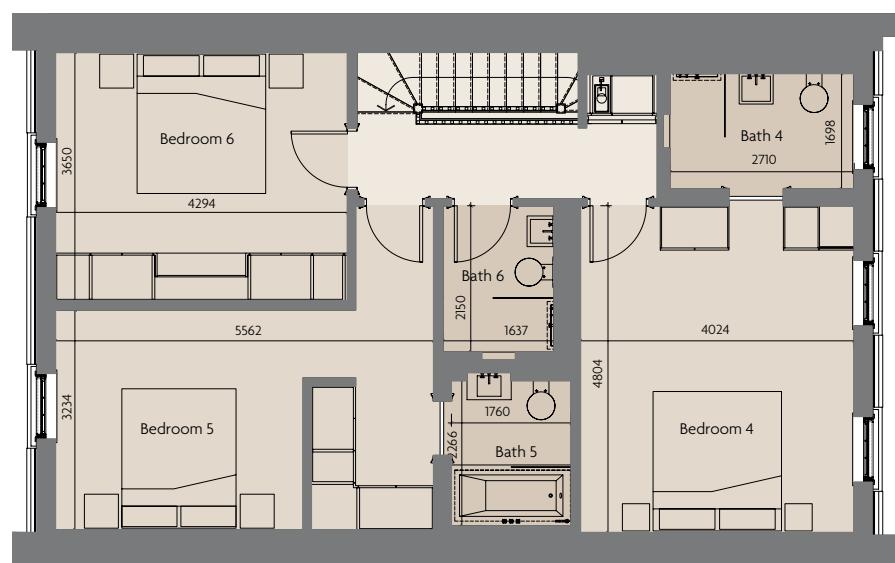
SEVEN EATON PLACE

Gross Internal Area 1046.20 sq m 11,261 sq ft
Gross External Area 64.70 sq m 696 sq ft
Total Area 1110.90 sq m 11,957 sq ft



FOURTH FLOOR

Gross Area 80.70 sq m 868 sq ft



SPECIFICATION

THE BUILDING

- Built in 1829 by Thomas Cubitt
- Grade II* listed

FAÇADE

- Exterior of reclaimed London stock brick and stucco render, repaired as necessary and redecorated in magnolia.
- New lead roofs with natural slate tiles to front and rear mansards of main house and newly rebuilt mews house.
- Comprehensive lightning protection system to entire property (main house, link building and mews stack).

CAR PARKING

- Discreet access via Belgrave Mews South, remote controlled garage doors.
- Secure car stacker for two cars by Klaus Automatic Parking Systems.
- Further cars can be parked in Belgrave Mews South with Grosvenor parking permits.

ENTRANCE

- Original restored panelled hardwood double entrance doors with obscured glazing and clear glazed fan light.
- Nickel ironmongery with BPS video entry panel.
- Original Thomas Cubitt Carrara marble and mosaic external front steps dated circa 1829, sympathetically repaired.
- Vestibule in intricate honed Carrara marble and honed Nero Zimbabwe granite in a black and white pattern.
- Newly installed five-person passenger lift with bespoke interior, providing direct access to five floors of the house, from basement to second floor of the main house.
- Restored original Portland stone staircase from ground to third floor, with cast iron balustrades and French polished hardwood handrails.
- Bespoke Italian felt runner carpet with blanket stitch detail. Hallway and stair walls below dado rail in Venetian plaster, with hand-finished beeswax polish.

THE ACCOMMODATION

FLOORING

- Prime grade European Oak chevron flooring by Weldon, suitable for underfloor heating.
- Main kitchen, pantry, walk-in cold store and laundry room laid with large-scale 90cm x 90cm ceramic tiles.
- Patio flooring in Iroko and Portland stone.
- Roof terrace flooring in Iroko.
- Most reception areas as well as all bedrooms feature silk or wool/silk mix rugs.

MAIN KITCHEN

Boffi kitchen units in Anthracite Oak with Corian worktop and stainless steel splashback. Cooking island units in white Corian, with marble worktop in honed Statuario.

The following integrated fittings and equipment are included:

- 2x Gaggenau auto pyrolytic single ovens
- 2x Gaggenau combi-steam ovens
- 2x Gaggenau integrated coffee makers
- Gaggenau warming drawer
- Flush fitting frameless Boffi gas hob with 6 cooking zones
- 2x Gaggenau integrated fridges
- 1x Gaggenau integrated freezer
- 2x Gaggenau fully integrated dishwashers
- 1x Dornbracht boiling water tap
- 2x Dornbracht sinks & taps
- Restaurant grade stainless steel walk-in cold store room adjacent to main kitchen.

STAFF / MEWS KITCHEN

Bespoke kitchen with units in fumed oak and lacquer, with a marble worktop in honed Statuario. The following integrated fittings and equipment are included:

- Miele auto pyrolytic single oven
- Miele combi oven
- Miele integrated coffee maker
- 2x Miele warming drawers
- Flush fitting frameless Miele induction hob with 5 cooking zones
- Miele integrated fridge freezer
- Miele fully integrated dishwasher
- Gutmann remote controlled pop-up extractor
- Franke sink and Dornbracht tap

Further Miele fridges are located in the cinema bar and the fourth floor kitchenette. The cinema also features a Wessamat ice maker.

LAUNDRY ROOM APPLIANCES

- 2x Miele freestanding washing machines.
- 2x Miele freestanding condenser tumble dryers.

DISPLAY WINE CELLAR

- 2x wine conditioning units (temperature and humidity regulated, and controlled independently of whole-house air conditioning).
- Bespoke fumed oak shelving with mirrored backs, capable of housing up to 32 cases of wine, in addition to 1,650 single bottles of wine.
- Bespoke metal-framed, double-glazed floor-to-ceiling windows and door.
- Floor in honed Carrara marble.

MASTER BATHROOM

- Antonio Lupi Baja freestanding bathtub.
- Bespoke 'His and Hers' marble stone sinks in honed Statuario, set on custom-designed fumed oak vanity units with internal shelving.
- Demisters to mirrors above 'His and Hers' vanity units.
- Honed Statuario marble to floors and walls.
- Walk-in shower with floor-to-ceiling sliding glass panel.
- Dornbracht sanitary ware.
- Duravit Philippe Starck WC and bidet.
- Aquavision television in master shower.

BATHROOMS 2-6 MAIN HOUSE, GUEST CLOAKROOMS

- Bathroom 2: Bespoke stone sink, walls, floor, shower and bath surround in honed Crema Marfil. Bespoke joinery units with internal shelving in grey oak. Mirror with demister.
- Bathroom 3: Bespoke stone sink and vanity unit, walk-in shower and floor in honed Crema Marfil. Bespoke overhead towel storage in grey oak. Mirror with demister.
- Bathroom 4: Bespoke stone sink, walls, floor and walk-in shower in honed Crema Marfil. Bespoke joinery units with internal shelving in grey oak. Mirror with demister.
- Bathroom 5: Bespoke stone sink, walls, floor and bath surround in honed Crema Marfil. Bespoke joinery units with internal shelving in grey oak. Mirror with integrated indirect light and demister.
- Guest cloakroom on ground floor and first floor: Bespoke stone sinks, vanity units and floor in honed Statuario marble. Walls finished in Venetian plaster with hand-finished beeswax polish.
- Guest cloakroom on lower ground floor: Bespoke stone sink and floor in honed Carrara marble. Bespoke vanity unit in fumed oak with internal shelving. Walls finished in Venetian plaster with hand-finished beeswax polish.
- Duravit Philippe Starck WCs.
- Dornbracht sanitary ware.
- Laufen bathtubs.

STAFF BATHROOMS 1-3, MEWS HOUSE

- Walls, showers and floors in Mosa ceramic tiles.
- Bespoke glass shower enclosures.
- Duravit sinks.
- Duravit Philippe Starck WCs.
- Dornbracht sanitary ware.

POOL & SPA AREA

- Floor in slip-resistant honed Crema Marfil. Walls in split-face Crema Marfil slabs, arranged in a random pattern. Pool feature walls in hand-finished Moroccan tadelakt.
- 10m x 3m stainless steel pool with counter-current. Pool shell by Bodan Schwimmabdbau, with integrated floor-recessed LED up-lights.
- Custom-designed hammam steam room clad entirely in honed Crema Marfil with underfloor heating and heated seating area.
- Klafs Pure sauna in hemlock wood with Touchtronic controls.
- Freestanding Boffi shower.

POOL CHANGING ROOM/SHOWER

- Bespoke stone sink and vanity unit in honed Marron Emperador with integrated stainless steel tilt-out bin for towel disposal. Floor, walls and walk-in shower in honed Marron Emperador.
- Bespoke joinery in fumed oak with internal shelving.
- Duravit Philippe Starck WC.
- Dornbracht sanitary ware.
- Dornbracht after-sauna cold water hose.

GYM

- Wall in floor-to-ceiling mirror panels. Feature wall in hand-finished Moroccan tadelakt. Bespoke joinery units in fumed oak with integrated TV and internal shelving.
- Technogym treadmill.
- Technogym elliptical trainer.
- Technogym Kinesis mirrored wall with electronic weight control.
- Technogym X dumbbell rack.
- Technogym exercise bench.
- Escape floor mat.

TREATMENT ROOM:

- Bespoke stone sink, vanity unit and floor in honed Crema Marfil. Bespoke joinery units in fumed oak with internal and external shelving with integrated indirect LED lights.
- Feature wall in hand-finished Moroccan tadelakt.

WARDROBES

- All wardrobes throughout custom designed with extensive internal shelving and lighting, executed in fumed or grey oak.

TECHNOLOGY & SECURITY

- 'Future-proof' structured cabling for further expansion by the incoming owner of the existing scene-setting lighting, TV, voice and data, an intruder alarm system, access control and video entry systems.
- Crestron multi-room audio, home cinema, an integrated touchscreen control system and motorised window treatments (to key rooms).
- Smith & Byford whole-house integrated Building Management System (BMS), linked into Crestron control panels.
- High-definition TV and radio distribution, for BSkyB (including Sky HD & 3D), Freeview, Foreign Language satellite, analogue (FM) and digital radio (DAB).
- Telephone and data outlets are provided in all habitable rooms, including kitchens.
- Discreet ceiling loudspeaker outlets are provided to all main rooms and bathrooms.
- Master bathroom features Aquavision 42" waterproof shower TV.
- Advanced surround-sound system to cinema, sound-proof fabric upholstered panels to cinema walls.
- Lutron Homeworks lighting control system providing scene-setting lighting in all rooms, linked into whole-house Crestron system.
- BPS video entry system, controlled via Crestron panels.

- Building-wide CCTV system providing continuous monitoring of main entrance, tradesmen's entrance, mews entrance and all facades, internal courtyard and front lightwell.
- Standalone NACOSS-compliant intruder alarm system consisting of an alarm panel, keypads to all entry and egress ways, dual-tech detectors, door contacts, vibration detectors, panic buttons, and internal sounders. The system is connected to a 24/7 monitoring station and an external keyholding agency.

HEATING, COOLING AND VENTILATION

- Separate main and pool plant rooms.
- New plumbing and wiring throughout.
- Whole-house heating and cooling provided by fan coil units (VRF, 3-pipe system).
- Underfloor heating throughout (with the exception of plant rooms, garage and wine cellar).
- HVAC and UFH systems integration via BMS and Crestron.
- Ground-source heat pumps / geothermal energy provision for entire property.
- Decorative remote-controlled Chesney fireplaces with honed Statuario marble surrounds and slate hearths to dining room, ante-room, as well as both first floor reception rooms and master bedroom.
- Decorative Ecosmart bio-ethanol fireplaces to main kitchen, mews reception room and external courtyard.
- Air conditioning condensers located in main plant room on Basement level, in accordance with Grosvenor Estate rules and Westminster City Council planning permission.





TERMS

Tenure: Freehold
Local Authority: City of Westminster
Purchase Price: Upon application

"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



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