



EATON PLACE

BELGRAVIA



EATON RIFLES

Eaton Rifles Ltd
Eaton Rifles House
22 Pont Street Mews
London
SW1X OAF

www.eatonrifles.com



‘12 Eaton Place represents the stand out property of a generation, located within London’s most sought after super-prime residential enclave.’

12 EATON PLACE



Belgravia has long been regarded as the pinnacle of London’s residential districts, enviably positioned amidst the finest amenities London has to offer. The area has become famous across the world for the majestic, stucco fronted houses which line iconically named streets and is the setting for some of the world’s most incredible homes.

Eaton Place nestles within the very heart of Belgravia, only moments away from some of the London’s finest hotels, excellent restaurants, two Royal Parks, world leading retail districts including Knightsbridge and Sloane Square, Buckingham Palace and the river Thames. There is no superior central London location.

The property itself is incomparable to those that surround it. Set out over an extensive 11,887 sq ft and comprising of seven beautifully designed and expansively proportioned floors, including a unique entertainment suite, double-height pool, spa and gymnasium complex, seven bedroom suites, multiple entertainment areas, four terraces and staff quarters amongst many other key features.





‘The property has been meticulously designed to the exacting standards of the Eaton Rifles design team, ensuring that the perfect balance of form and luxurious functionality is delivered seamlessly.’

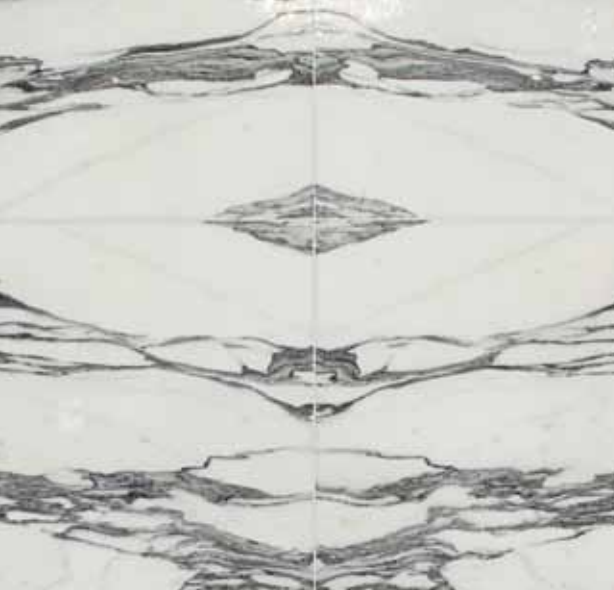
DESIGN & CONSTRUCTION



Eaton Rifles have over twenty years experience of purchasing, designing and delivering homes in some of London's most coveted locations. With an extensive network of construction specialists, interior designers, architects and craftsmen, Eaton Rifles have an unrivalled track history of creating some of London's finest homes.

The latest addition to this heritage of excellence is 12 Eaton Place, a home which strikes the perfect balance of voluminous lateral living with the fine finishing and meticulous detailing of an Eaton Rifles residence. The property has been completely remastered and reconfigured to create a 21st Century living experience in this historic location.

Significant enhancements include the extensive double basement excavation which features an impressive leisure and entertainment suite including a chef's table dining experience, professional kitchen and cinema. The Mews House at the rear of the property has also been completely redesigned to now form part of the main house. Within this exceptional architectural redesign is a garage and parking fit to accommodate a selection of vehicles including two Rolls Royce Phantoms and a double height family room with glazed ceiling and a large terrace above.





‘The grandest of Thomas Cubit inspired entrance doors gives way to an impressive lobby and hallway which welcomes new arrivals into the house in style.’

A GRAND ENTRANCE



The façade of the property has been reinvigorated, repointed and completely returned to former glories, now standing proud, with the freshest and most impressive entrance on Eaton Place. Arrivals to the house pass the iconic black railings before being drawn up the steps to the grandiose twin stucco pillars and stately, glazed front entrance door.

Once inside, residents and their guests are greeted by a hallway incorporating vast ceiling heights and a beautiful tonal blend of Portland stone, fabric walls and period features. A Chinoiserie inspired ornate mirror and seating area completes the space which is delicately lit by the draped chandelier hanging above.





‘The gallery is the first room which demonstrates the vast volume of 12 Eaton Place and has been designed as a sanctuary for both business and pleasure.’

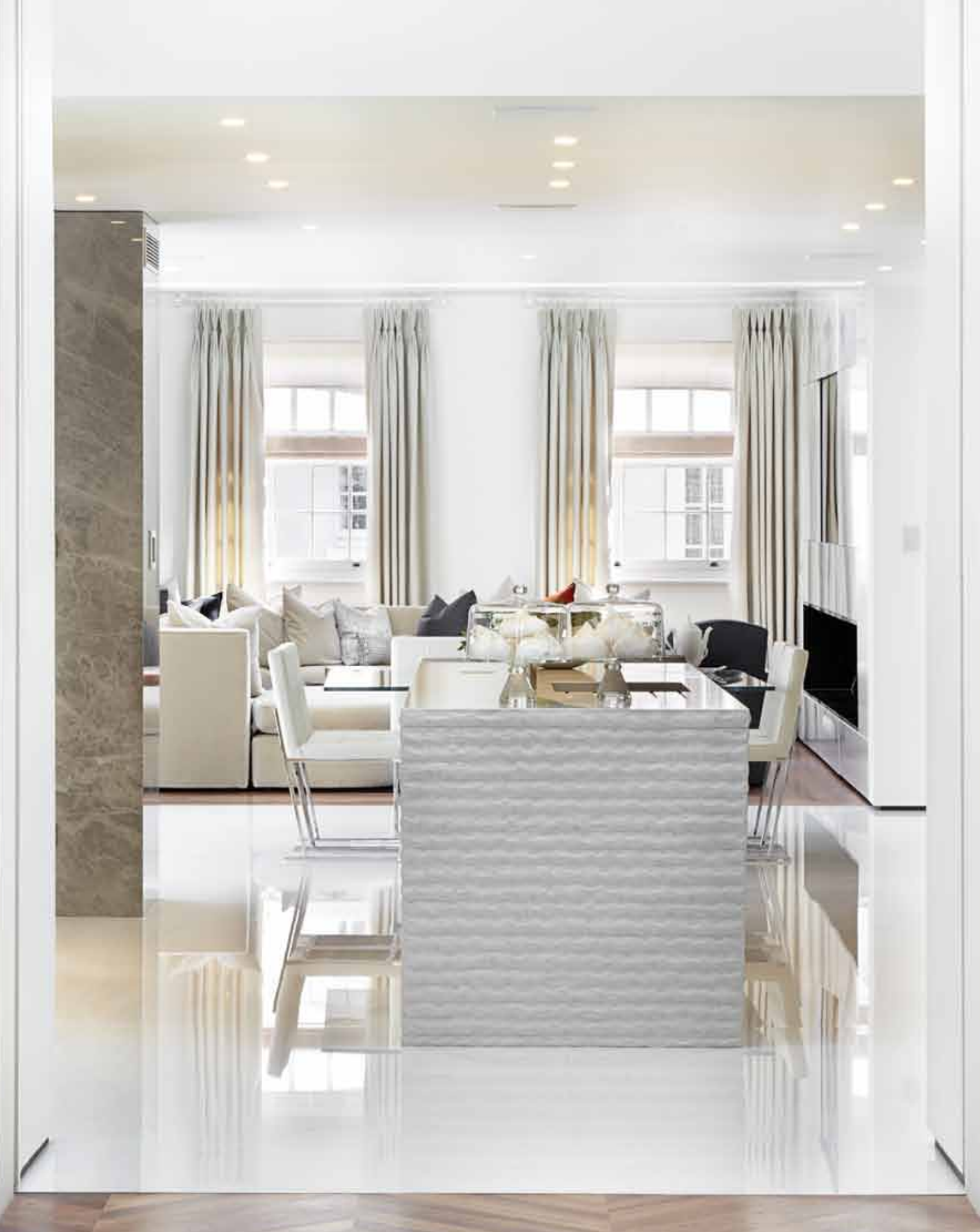
THE GALLERY



The first of many remarkable rooms within 12 Eaton Place is the gallery which lies immediately to the right of the entrance hallway. Accessed via 2.5 metre Thomas Cubitt inspired entrance doors, the gallery combined with the the family suite provides over 100ft of uninterrupted lateral living space. This room has been designed as not only a place to house and present unique works of art but also as a sanctuary within which to work.

The room is brightly lit by both natural and considered artificial lighting which serves to accentuate the artwork on display. The illuminated period cornicing directs visitors through the gallery to an automatic floor-to-ceiling sliding wall behind which lies the kitchen, ground floor terrace and family suite. Rich solid Indian Rosewood chevron flooring completes the space.







‘The family suite is the epitome of Eaton Rifles design and construction know how, where intelligent use of light and space meets technology and bespoke luxury.’

THE FAMILY SUITE



The fantastically bright family suite consists of the kitchen, informal dining area, ground floor terrace and large double height family / media room. Although these areas can be seen as distinct zones, they merge seamlessly to form one complete place for family interaction, conversation and relaxation.

The kitchen and informal dining area is highlighted by a large section of white marble slab work flooring which works in harmony with the grey marble walls, champagne fridge and kitchen appliances by Gaggenau. The terrace which adjoins the kitchen can be accessed by a motorised glass wall which raises up to allow the kitchen and the outside space to become one. The kitchen centrepiece is a cantilevered island unit with naturally finished stonework which contrasts with the highly polished marble work top.

The double height family / media room is large enough for the whole family to come together to watch the latest Hollywood blockbuster on the in-built television. The screen sits within bespoke cabinetry which also houses a showpiece contemporary fireplace finished in marble and polished nickel.





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EATON RIFLES



‘ Beautifully crafted furniture has been designed and arranged to maximise the impact of this feature entertainment space on the first floor.’

THE FORMAL DRAWING ROOM



The formal drawing room is located on the first floor and can be accessed by either the grand central staircase or the house lift. Once again, this room benefits from the magnificent proportions and ceiling heights consistent with the ground floor and is set out around a feature art-deco inspired carved marble fireplace.

A triptych of floor-to-ceiling glass panelled doors open out onto the front, north facing terrace which overlooks Eaton Place. These doors allow natural light to flood into the drawing room throughout the day, illuminating the artworks which adorn the walls. At night the chandelier sparkles to create a sumptuous ambience within which to enjoy an evening with guests.





‘The formal dining room maintains the grand aesthetic and soft colour palette of the formal reception whilst presenting a deeper sense of intimacy.’

THE FORMAL DINING ROOM



The formal dining room immediately adjoins the formal drawing room and combined, these two areas form another exceptional lateral living space within this extraordinary home. Whilst maintaining the same grandeur of the formal drawing room, this room has an increased sense of intimacy, ideal for private or family functions. Consistency between the spaces is maintained through matching fireplaces and slate silk carpets inlaid into the chevron Indian Rosewood floor.

At the rear of the dining room are tall French doors which lead out onto the Belgravia Terrace. Access through to this stunning outdoor setting creates the perfect environment to host a larger function or summer cocktail party.





‘The Belgravia Terrace completes the first floor and is the perfect south facing outdoor space for long summer evenings.’

THE BELGRAVIA TERRACE



The first of two main feature terraces within the property is the Belgravia Terrace. Spilling out from the main dining room on the first floor, this terrace can also be accessed by the central staircase or house lift. The Belgravia Terrace benefits from a south facing aspect and is well protected from the elements by a glazed surround and bamboo planting. During the summer months this terrace is the perfect place to relax in the sun or host a large outdoor drinks party.

Extensive seating has been arranged over the stonework floor and olive trees have been positioned either side of the glazed roof of the Mews House below. The connectivity of the house is enhanced by the view down into the double-height family suite and the ground floor terrace to the east.



‘The chef’s table provides residents with the ability to showcase a level of culinary entertainment akin to some of the world’s finest Michelin-starred restaurants.’

THE CHEF’S TABLE & PROFESSIONAL KITCHEN



For an enhanced culinary experience the chef’s table is located on the lower ground floor and has been created as an extension of the fully equipped professional kitchen. Here residents and their special guests are able to enjoy an evening similar to the private kitchen tables of some of the finest restaurants in the world whilst being served exquisite dishes by a master chef of their choice.

The uniquely designed chef’s table area forms part of an extensive redevelopment and excavation of the existing lower ground floor to create an unprecedented leisure and entertainment complex. The table itself is constructed from rich, rough textured dark granite and contrasts perfectly with the bronze backed dining chairs and smoothly polished Italian Carrara marble which hallmarks the space.





‘The cinema is a sumptuously atmospheric room designed as the perfect environment to host a private screening or act as a fully functioning games room.’

THE CINEMA



Immediately opposite the chef's table and professional kitchen is the cinema. Large glazed panels allow a direct view from one area into the other forming a unique linked entertainment space on the lower ground floor. Within the sound proofed cinema room - lined in fabric and embossed leather wall panelling - are two luxurious velvet double daybeds complete with fur throws. Another large sofa is positioned behind with an accompanying ottoman primed for the enjoyment of the latest movie.

The cinema room features state-of-the-art projection screen plus in-screen and surround sound for a complete cinematic experience. There is also a fully functioning wet bar to ensure that refreshments flow freely throughout the screening.





‘The jaw-dropping leisure and entertainment complex will leave house guests truly amazed and wonderfully entertained.’

THE SWIMMING POOL, SPA & GYMNASIUM



Bisecting the chef's table and cinema is a Portland stone staircase with bronze detailing, leading down to the swimming pool, spa & gymnasium level. This jaw-dropping space demonstrates the exceptional level of Eaton Rifles engineering prowess and vision taken to create such a magnificent multi-use function room.

Situated below street level and incorporating ceiling heights in excess of four meters, this room features a 20m swimming pool room with automated raising floor. When fully extended the swimming pool is completely concealed, enabling the space to be used as a banqueting hall or party venue.

Alongside the swimming pool footprint is a large lounging area and a bar for residents and their guests to relax and enjoy a cool drink. Impressive feature lighting - which can be set to a multitude of atmospheric settings and colours - illuminates the walls to strike the perfect mood. The finishing touch to this remarkable room is a hydrotherapy spa pool with massaging waterfall fountains.

Following on from the pool area lies the temperature controlled gymnasium containing Technogym equipment, a large multi-level sauna, separate shower room and WC. This area is separated via floor-to-ceiling glass and features extensive mirrored panelling which adds further depth to this incredibly voluminous space. As with almost every part of the house, this level is accessible via the house lift.







‘Residents have the luxury of a vast Master Bedroom Suite covering the entire second floor of the property with exceptional double aspect views to the north and south.’

THE SILK SUITE



The entire second floor of the property is dedicated to the grand master bedroom suite - The Silk Suite - accessed via an entrance door crafted from American walnut. The expansive suite comprises of a large master bedroom with separate dressing area, a dedicated dressing room with extensive wardrobe space, a master bathroom, twin shower room, steam room and separate WC.

The bedroom and dressing room feature a combination of sumptuous materials and considered detailing which combine to create a harmonious and serene space. Silk lined walls and Ziricote joinery work together to form a unique colour palette that is enhanced by the natural light pouring in from both the north and south aspects.

The master bathroom is a striking monochromatic blend of contrasting bookmatched Blackwood and Arabascato marble and features a luxurious bath, bespoke double vanity unit and carved marble basin. The master bathroom benefits from fantastic views out over the Belgravia Terrace.

Behind the central vanity unit lies a full-height marble, twin steam and rain shower. The Hans Grohe 'Rain Dance' shower heads provide a truly invigorating bathing experience further enhanced by pressure controlled body jets. Aquavision television and under-floor heating are the finishing touches to this fabulous bathroom.







'The principle guest bedroom suite within 12 Eaton Place is a sumptuous blend of harmonious champagne fabric tones and dark lacquered joinery.'

THE NOIR SUITE



The first of the guest suites - The Noir Suite - is located on the third floor at the front of the house, overlooking Eaton Place. This suite is beautifully composed of champagne fabrics and dark Macassar Ebony joinery featuring a large bedroom, bedroom seating area, dressing room, shower room and separate WC.

The impressive bedroom runs the full width of the front façade of the property and incorporates three large shuttered windows which bathe the room in natural light. The dressing room has been designed with a world famous luxury store in mind, showcasing back lit clothes rails and shoe booths.

The shower room is characterised by a centrepiece luxurious purple-veined marble vanity unit with a tall basin-to-ceiling feature mirror and decorative framing. The striking bookmatched slab work of the walk-in shower reflects through the mirror to create a stunning visual effect.







'The Azure Suite has been designed so as to create an ambient retreat at the rear of the house, overlooking the Belgravia terrace.'

THE AZURE SUITE



The Azure Suite has been designed to accentuate the more intimate interior architecture of this part of the house. As a result an atmospheric colour palette of deep blue and gold has been combined to create this ambient suite consisting of a bedroom, bedroom seating area, dressing area, bathroom and WC.

The bedroom suite has large, south facing windows with views out over the Belgravia Terrace which draws in the sunlight throughout the day. The bathroom features full-height stone work and Aquavision television.







‘Eaton Rifles have carefully crafted every floor within the property including the addition of a further two bedroom suites and an additional guest bedroom on the fourth floor.’

FOURTH FLOOR SUITES



Situated on the fourth floor are two further bedroom suites - The College Suite and The Bronze Suite - as well as an additional sixth bedroom for children or guests. The College Suite has been designed as a place for children to study or relax with friends away from the main house and has excellent south facing views towards St Peter's Church. The College Suite has its own dedicated bathroom incorporating Aquavision television situated immediately next door.

The Bronze Suite is another generous double bedroom suite with north facing views. The bedroom and dressing area are accompanied by a large shower room with floor-to-ceiling monochrome marble slab work and a back-lit feature mirror.

















‘The highest terrace within 12 Eaton Place affords residents and their guests a unique viewpoint of some of London’s most iconic landmarks.’

St PETER’S TERRACE



A sweeping bannister leads upwards from the fourth floor to the St Peter’s Terrace nestling amongst the Belgravia rooftops. This private roof garden is accessed via a motorised glass roof and benefits from views of London’s most iconic landmarks including; The Palace of Westminster, The Shard, The London Eye and St Peter’s Church.

The St Peter’s Terrace is completely protected by a surround of glazed panelling and bamboo planting meaning the terrace can be enjoyed all year round. Panoramic views are showcased from the substantial and fully-equipped alfresco seating area. This roof garden provides a truly outstanding crown to this exceptional mansion house.





‘In addition to the feature rooms and areas of the house, the property boasts a series of additional areas which add to this unique proposition.’

WINE, GUN & STAFF FACILITIES



The property benefits from two high security cellars which have been specifically designed to house temperature controlled wine collections and shooting equipment.

Additional facilities within the property include a separate lower ground staff entrance, accessible directly from street level via the lower front terrace. This entrance leads directly to a self contained staff suite comprising of a double bedroom, a fully functioning kitchen, dining area, shower room and WC. Adjoining the staff suite is the laundry which contains all of the necessary equipment to maintain a residence of this scale running smoothly.





‘By intelligently incorporating 12 Eccleston Mews into the main house, Eaton Rifles have been able to create unrivalled lateral living spaces within this area of Belgravia.’

THE MEWS

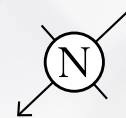
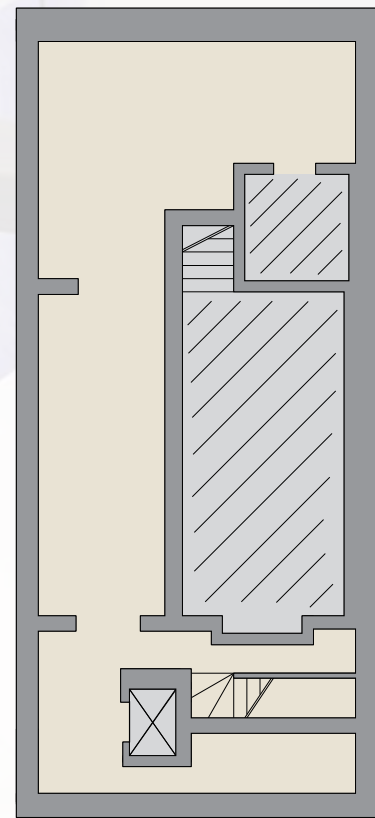


The mews house at 12 Eccleston Mews - directly behind and adjoining the property - has been fully incorporated into 12 Eaton Place in order to create this unique property. By doing so, Eaton Rifles have been able to create unparalleled lateral living spaces and an extensive rear roof terrace.

The mews house incorporates a horizontally sliding garage entrance door allowing for vehicle access. Inside the garage is secure off street parking large enough to accommodate two Rolls Royce Phantom cars with a further private allocated parking space within Eccleston Mews.

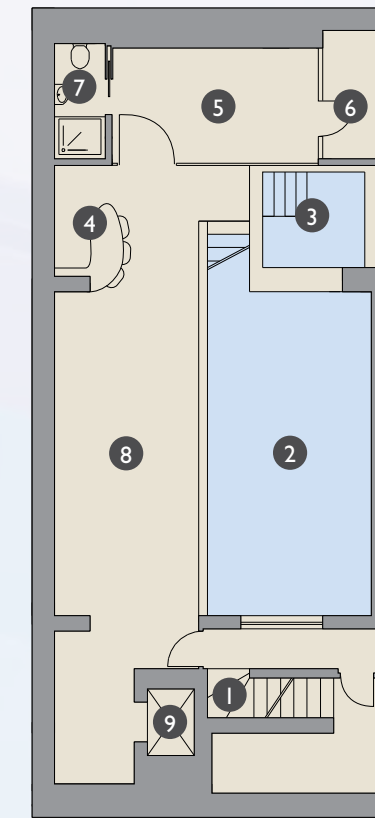
LOWER BASEMENT FLOOR

1,324 sq ft / 123 sq m

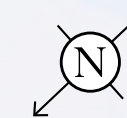


UPPER BASEMENT FLOOR

1,320 sq ft / 122.6 sq m



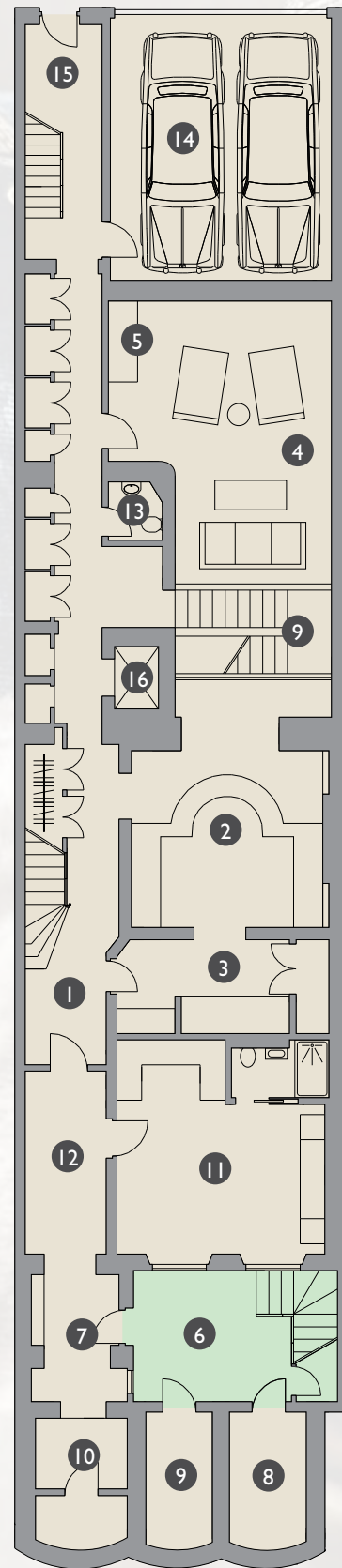
- 1 Stairway
- 2 Swimming pool
- 3 Spa pool
- 4 Bar
- 5 Gymnasium
- 6 Sauna
- 7 Shower room / WC
- 8 Seating area
- 9 Lift



LOWER GROUND FLOOR

2,688 sq ft / 249.7 sq m

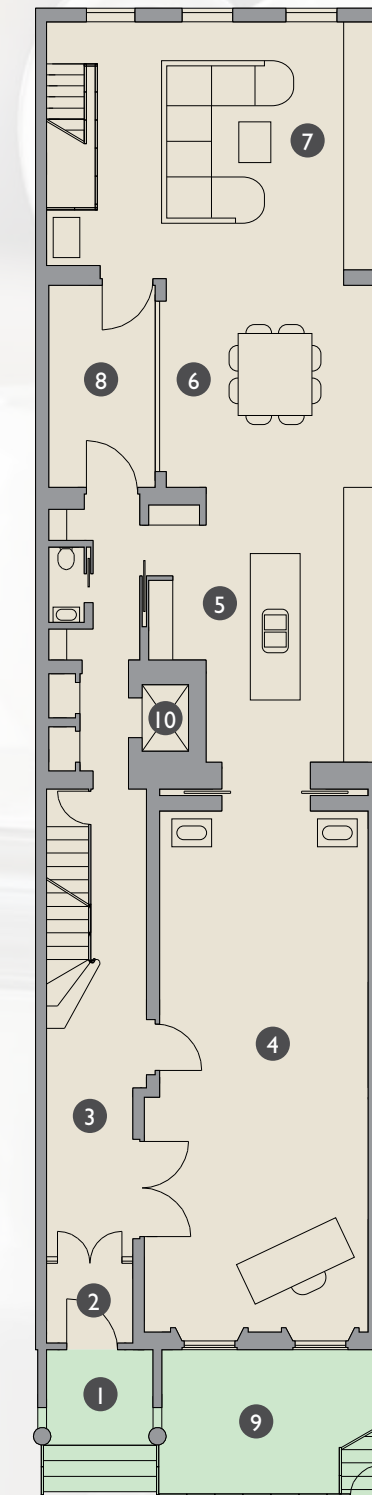
- 1 Hallway
- 2 Chef's table
- 3 Professional kitchen
- 4 Cinema
- 5 Bar
- 6 Lower ground courtyard
- 7 Lower ground entrance
- 8 Wine store
- 9 Gun store
- 10 Plant room
- 11 Staff suite
- 12 Laundry
- 13 WC
- 14 Garage
- 15 Mews house entrance
- 16 Lift



UPPER GROUND FLOOR

2,214 sq ft / 205.7 sq m

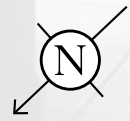
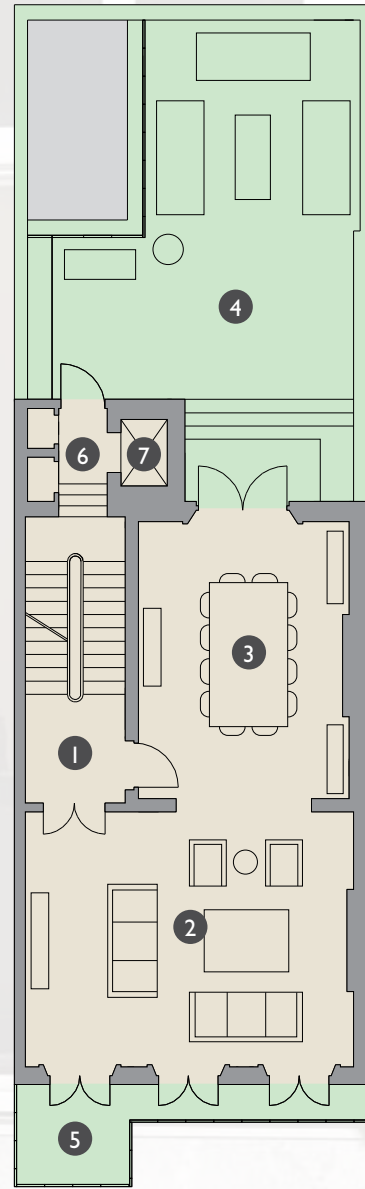
- 1 Entrance steps
- 2 Entrance lobby
- 3 Entrance hallway
- 4 Gallery
- 5 Kitchen
- 6 Informal dining room
- 7 Family room
- 8 Internal / external terrace
- 9 Lightwell
- 10 Lift



FIRST FLOOR

1,089 sq ft / 101.2 sq m

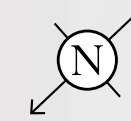
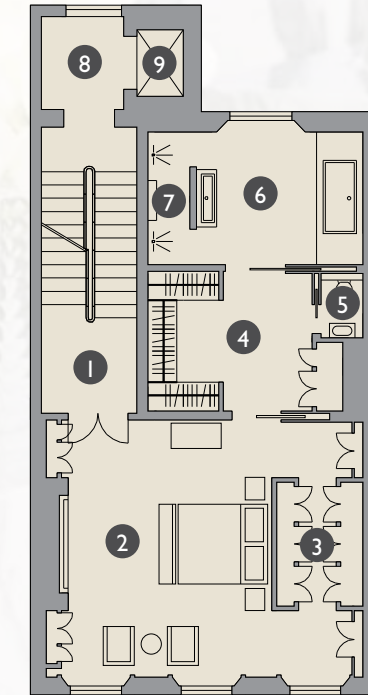
- 1 Stairway
- 2 Formal drawing room
- 3 Formal dining room
- 4 Belgravia Terrace
- 5 Eaton Place Terrace
- 6 Lift landing
- 7 Lift



SECOND FLOOR

1,093 sq ft / 101.6 sq m

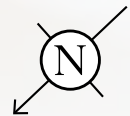
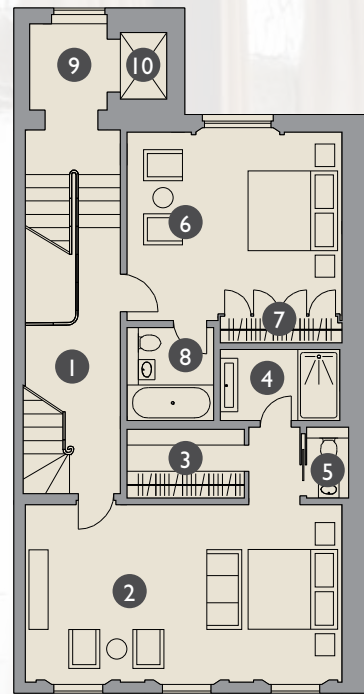
- 1 Stairway
- 2 Silk Suite (master bedroom)
- 3 Master dressing area
- 4 Master dressing room
- 5 Master WC
- 6 Master bathroom
- 7 Steam shower
- 8 Lift landing
- 9 Lift



THIRD FLOOR

1,083 sq ft / 100.6 sq m

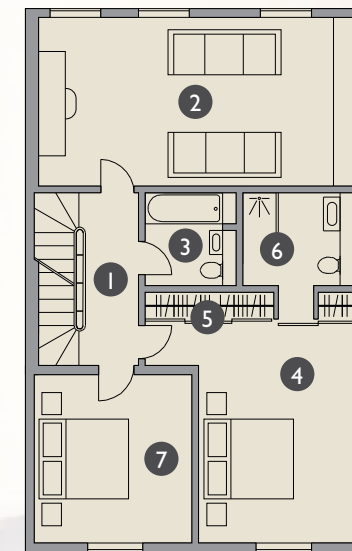
- 1 Hallway
- 2 Noir Suite
- 3 Noir Suite dressing room
- 4 Noir Suite shower room
- 5 Noir Suite WC
- 6 Azure Suite bedroom
- 7 Azure Suite dressing area
- 8 Azure Suite bathroom
- 9 Lift landing
- 10 Lift



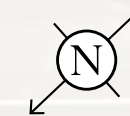
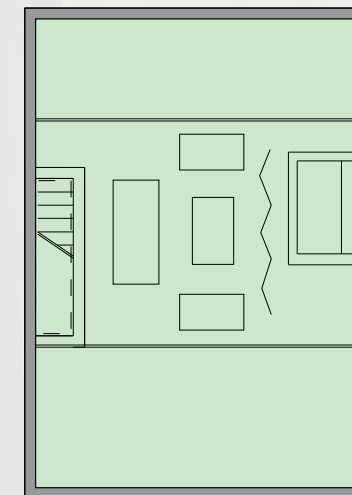
FOURTH FLOOR

944 sq ft / 87.7 sq m

- 1 Hallway
- 2 College Suite
- 3 College Suite bathroom
- 4 Bronze Suite
- 5 Bronze Suite dressing area
- 6 Bronze Suite bathroom
- 7 Guest bedroom



St PETER'S TERRACE





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Eaton Rifles Ltd
Eaton Rifles House
22 Pont Street Mews
London
SW1X OAF

www.eatonrifles.com

Savills Knightsbridge
139 Sloane Street
London
SW1X 9AY
020 7730 0822

savills.co.uk



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