

BELGRAVIA, LONDON / FOR SALE

Eaton Courtyard

Guide £12,750,000



01 / The first-floor drawing room - illustrative imagery

BEDROOMS

5

BATHROOMS

4

INTERNAL AREA

4,982 sq ft

TENURE

Freehold

Original proportion.
Space for contemporary
life.

A Georgian house of tall sash windows, restored cornicing and a calm material palette. Kitchen and dining rooms occupy the ground floor; a private garden sits beyond the kitchen.

AT A GLANCE

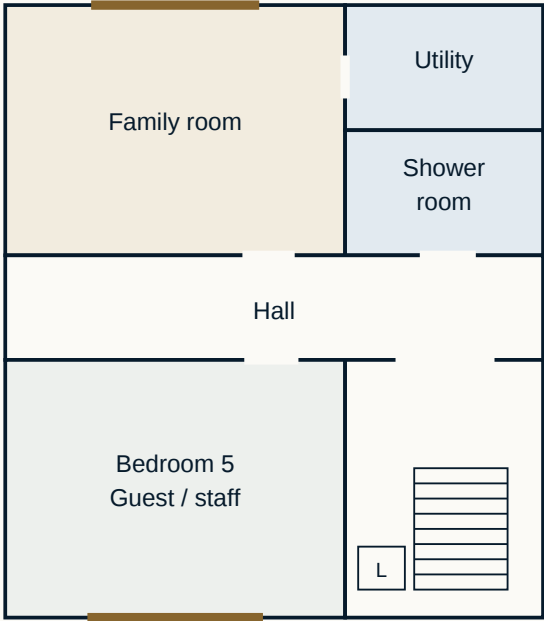
- First-floor drawing room
- Private rear garden
- Passenger lift
- Guest or staff accommodation
- Lower-ground family room

Fictional listing. Price, area, condition, availability and images are illustrative. This document must not be relied upon in a property decision.

A house, floor by floor.

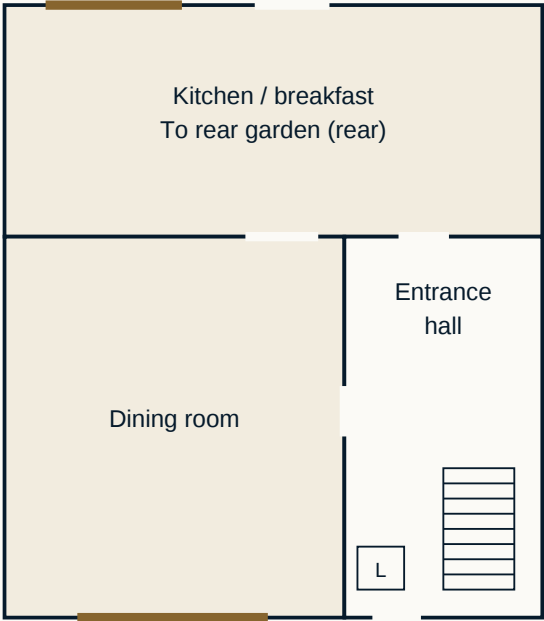
Conceptual floor plan. Not measured or to scale. The arrangement is illustrative, including stairs, lift, doors and windows. Rear at the top of each plan; street at the bottom.

Lower ground



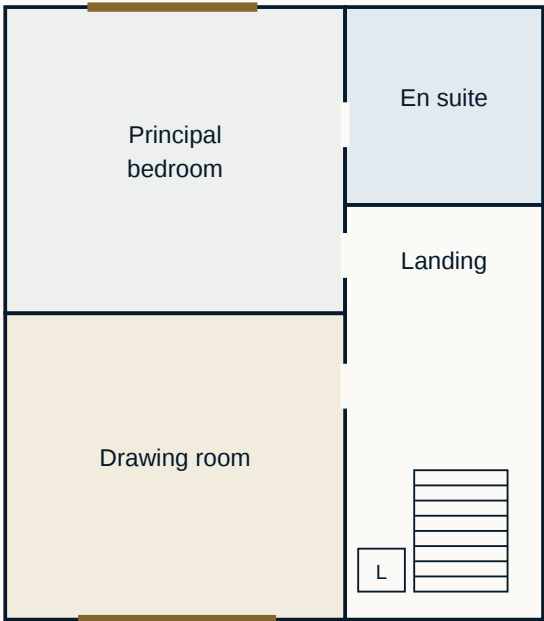
STREET SIDE | L = LIFT

Ground floor



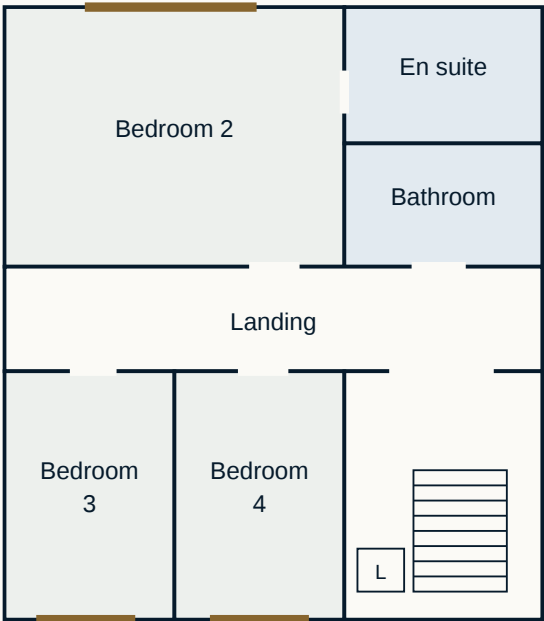
STREET SIDE | L = LIFT

First floor



STREET SIDE | L = LIFT

Second floor



STREET SIDE | L = LIFT

Five bedrooms and four bathrooms in this illustrative arrangement. A measured survey and verification of access, room use and permissions would be required for an actual sale.



02 / Rear garden



03 / Kitchen - both images illustrative

The details, clearly stated.

Marketing status	Illustrative instruction
Tenure / council tax / EPC	Freehold / Band H / C
Utilities	Mains electricity, gas, water and drainage
Parking	Resident permit parking; eligibility to be confirmed
Connectivity	Ultrafast broadband reported available; buyer to verify

To verify: The illustrative house is described as within a conservation area. Listed status, alterations, dimensions, rights, title and lift limitations would require specialist confirmation.

Around Belgravia

Elizabeth Street combines independent boutiques, homeware shops, cafés and restaurants. The official area guide identifies Victoria, Sloane Square and Knightsbridge as Underground gateways.

No exact address or travel times are assigned to the fictional listing. For a real viewing, check the route, entrance and local services against your own needs.

Source: [Belgravia Village / Elizabeth Street](#)
Source: [Belgravia Village / Getting here](#)

YOUR PROPERTY ADVISER

Alex Morgan

Senior property adviser

Discuss the property, ask about the particulars and request a preferred viewing time with one point of contact.

Illustrative adviser profile.
Viewing requests in this demo do not book an appointment or send a message.

PARTICULARS UPDATED 05 SEPTEMBER 2026