

RUSSELL SIMPSON

Newly rebuilt mews house with private
parking, roof terrace and access to a
prestigious garden square

ECCLESTON SQUARE MEWS
PIMLICO SW1V



Eccleston Square Mews
Pimlico SW1V

£3,850,000

BEDROOMS 4	INTERNAL 2,603 SQ FT	COUNCIL Westminster
RECEPTION ROOMS 2		COUNCIL TAX Band G
BATHROOMS 4	TENURE Freehold	EPC B



The Property

Beautifully designed four-bedroom house presented in excellent 'turnkey' condition, hidden away down a secluded mews at the heart of a Regency conservation area.

The property, newly completed and a comprehensive re-build by its architect-owner, is presented with immaculate contemporary interiors throughout offering a brand-new turnkey opportunity. Notable features include the herringbone flooring and bespoke sliding glazed partitions across the principal living areas and marble finishes in the bathrooms. The exemplary modern design has created spacious entertaining spaces, and the house benefits from excellent natural light throughout all levels.









Indoor Spaces

Stepping into the house on the ground floor, the generous front hall opens onto an impressive double reception room with elegant proportions and sophisticated décor. The open-plan layout flows seamlessly between the reception, formal dining and kitchen areas, enhanced by herringbone oak parquet flooring throughout. A bespoke fully integrated kitchen with hand-crafted cabinetry by HUX London incorporates Gaggenau appliances, Black-Walnut cutlery-draw inserts, a central island breakfast bar and Italian Bianco Carrara marble worktops. A guest WC on this level features a solid-oak vanity unit repurposed from the original 170-year-old roof beam, saved during the recent rebuild.

The lower ground floor centres on a spacious family media room and entertaining zone, complete with bespoke built-in cocktail bar, cinema-sized television screen, and integrated Sonos surround-sound system. On one side is a secluded office behind an acoustic-sealed glass screen, and hidden to the rear is a convenient utility room and additional storage.

The house has been fully renovated and finished to an exceptionally high standard, taken back to brick and rebuilt to form this brand-new property. Its interiors combine classical elegance with modern convenience, which includes underfloor heating, and a Lutron lighting system controlling designer chandeliers and light-fittings.

Carefully positioned rooflights, glazed doors and herringbone parquet flooring add to the overall brightness. Meanwhile, bespoke fitted joinery and a floating staircase bring a feeling of calm and harmony.



Making your way up the impressive floating cantilevered staircase, with hand crafted solid oak treads, the first floor contains the principal bedroom suite, including a dressing room with bespoke fully-fitted solid oak wardrobes and a beautiful bathroom with Calacatta marble double vanity unit, built-in mirrored cabinets, an exceptional walk-in shower, and freestanding double-ended bath. The second double bedroom on this floor also benefits from an ensuite bathroom.

The highlight of the second floor is the tranquil 'winter garden'; a lush green escape at the top of the house. A large, bespoke and fully retractable skylight floods this space with sunlight, creating a versatile roof terrace that adapts to be fully useable all year round. An additional ensuite double bedroom completes this floor.







Outdoor Spaces & The Neighbourhood

The property includes a private and peaceful roof terrace on the top floor. In addition, residents have exclusive use of a parking space outside the front of the property, while a cantilevered parasol provides shade to a shared seating area on the front forecourt. They also have access to the award-winning Eccleston Square communal garden, which provides residents with a beautifully maintained garden space, as well as a newly re-laid tennis court.

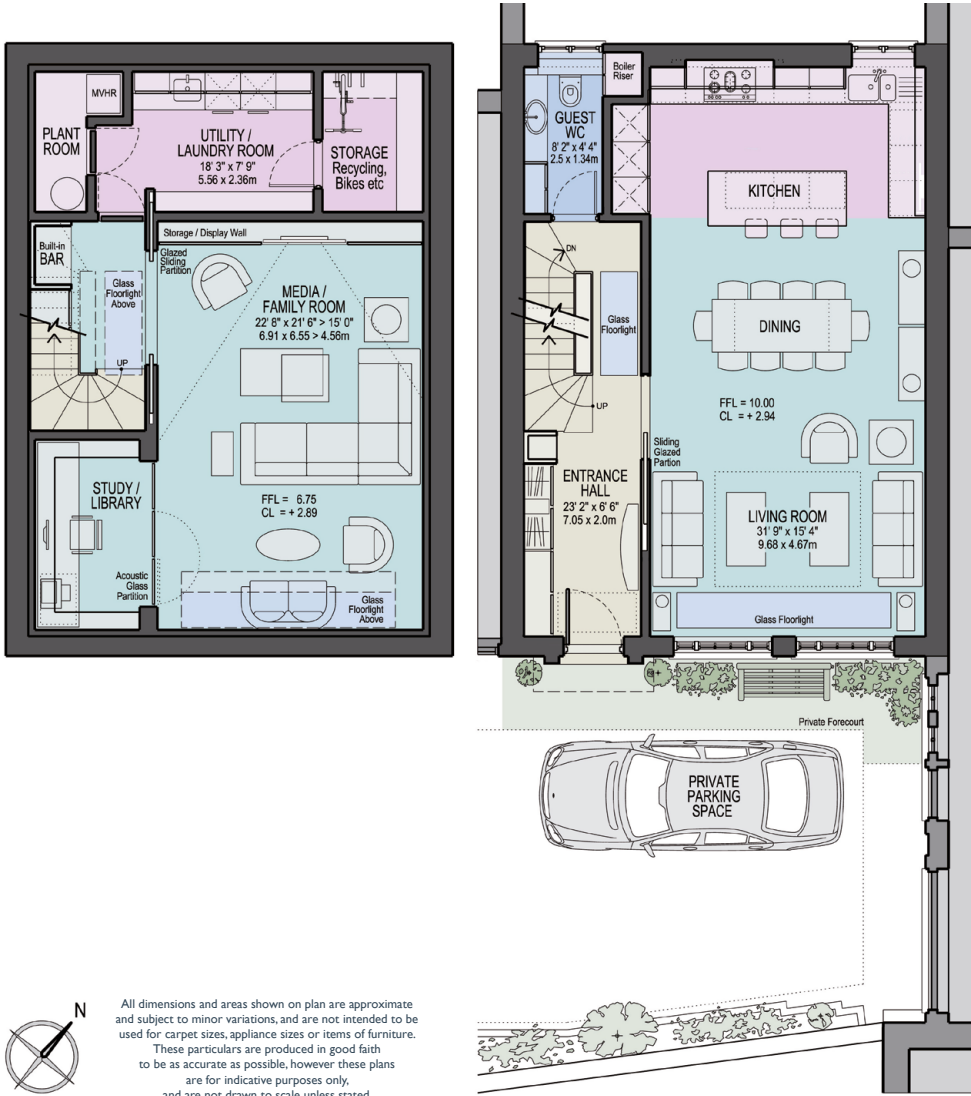
Eccleston Square Mews is a charming cobbled mews which has acquired a reputation for its strong community and regular convivial residents street parties, moments away from Victoria Station with its excellent transport links. It was built to provide stables and additional accommodation for the grand townhouses lining Eccleston Square, which was laid out by Thomas Cubitt in the 1830s. This beautiful neighbourhood of white stucco Regency streets now form the Pimlico Conservation Area. The house nestles at the end of a quiet cul-de-sac on this private mews road, providing an extremely discreet secure and private location.

The area offers access to the upmarket boutiques and designer stores of Elizabeth Street and Sloane Square. The mews provides a peaceful residential setting while being within easy reach of the many excellent restaurants and shops of Pimlico, Lower Belgravia and Victoria, with St. James's Park and Battersea Park both a short walk away.

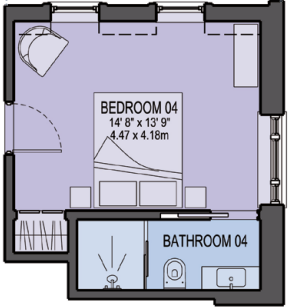
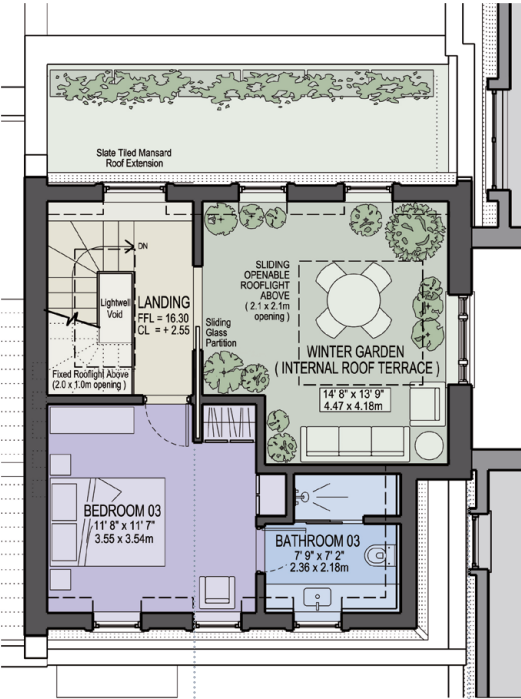
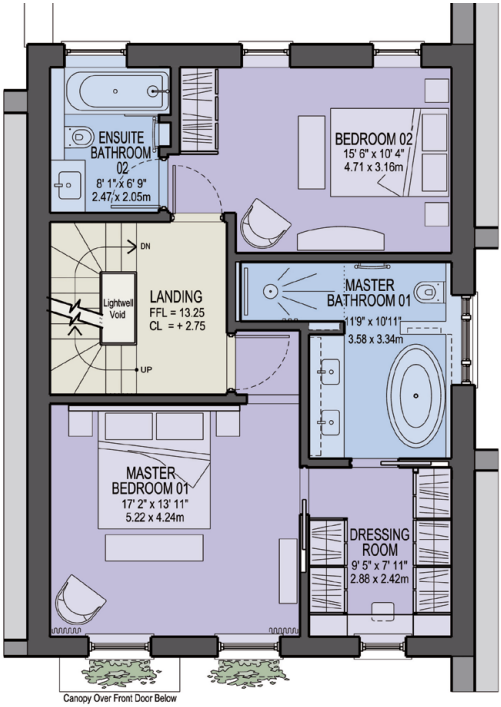


APPROXIMATE INTERNAL AREA

2,603 SQ FT / 241 SQ M



All dimensions and areas shown on plan are approximate and subject to minor variations, and are not intended to be used for carpet sizes, appliance sizes or items of furniture. These particulars are produced in good faith to be as accurate as possible, however these plans are for indicative purposes only, and are not drawn to scale unless stated.



Local Authority: City of Westminster

Tenure: Freehold

Property Title has Protected Right to Maintain Coveted Key Access to the Private Gardens, Barbeque Terrace, and Tennis Court in Eccleston Square

Bedroom 04 is an Alternative Fit-Out Option to Winter Garden if Preferred



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