



# Style squared

In this rare and beautifully thought-out Eaton Square property, 21st-century design takes 19th-century architecture for a whirl

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EATON SQUARE  
BELGRAVIA  
LONDON  
UNITED KINGDOM  
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### WITHIN THESE WALLS

Here, no space is wasted: even the entrance hall can double up as a dining or reception area. "The drawing room leads off the hall, while the kitchen has a service area with its own access. The bedrooms both have their own huge baths – clad in book-matched Striato Grigio marble and Afyon Namibia marble – and there is a dressing room as well. The second bedroom doubles as a study," says Anthony Collett.



Few words have the power to invoke such address envy as Eaton Square, Belgravia, in the City of Westminster. Among the top five most-desired locations in London, it was laid out between the 1820s and 1850s by master builder Thomas Cubitt, and named after Eaton Hall in Cheshire, the principal seat of the Grosvenor family, who still own most of Westminster, and much else besides.

The noble Grade II-listed, white-stucco terraces along the square – in reality an elongated oblong constructed around six immaculately maintained residents’ gardens – were originally built as townhouses. Comprising four or five stories,

plus an attic and a basement, their proximity to Buckingham Palace made them instantly desirable. Later, they attracted British prime ministers (Stanley Baldwin and Neville Chamberlain), foreign royalty (Queen Wilhelmina of the Netherlands and Princess Katherine of Greece and Denmark), and actors (Vivien Leigh, Sean Connery, and Rex Harrison).

By 1950, most of the houses had been converted into lateral apartments. No. 80F, on the prized north side of the square, is just such a gem, and is on the market with Strutt & Parker, an affiliate of Christie’s International Real Estate. A pristine two-bedroom, two-bath, 2,925-square-foot property stretching across two houses, with a huge terrace that overlooks

Who’s who: Eaton Square is the chosen home of some of fiction’s best-loved characters, among them Downton Abbey’s Lady Rosamund Painswick, Prince Amerigo in Henry James’s *The Golden Bowl*, and 007 himself, James Bond.



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WHERE IN THE WORLD

Eaton Square, in London's Belgravia, is one of the most distinguished addresses one can hope to have. Flanked by Knightsbridge, Buckingham Palace, and Sloane Street, the enclave, right in the heart of Westminster, is within easy spending distance of chic boutiques such as Hermès, Chanel, Philip Treacy, and Gucci. One of London's most beautiful churches, St Peter's, by Henry Hawksell, sits on the east end of the square.



Eaton Square gardens, the home is a harmonious fusion of 19th-century architecture and 21st-century art. With soaring ceilings, its gracious drawing room is perfect for exhibiting contemporary paintings.

"When we took the property on three years ago, we gutted it," says Anthony Collett of architectural practice Collett-Zarzycki. "We kept some original plasterwork and coving, but otherwise we started from scratch, rationalizing the space and giving every inch purpose. There are no redundant spaces – even the hall can double up as a dining room, so although the home is not vast, it is spacious."

Collett's clients wanted natural sunlight to flow through the apartment, so bespoke sliding

glass doors were used to separate one living area from the next. The main thing, he says, is that the reconfiguration had to create an airy, balanced dwelling that had an ordered layout. "The layout had to make sense, and the apartment had to have room to breathe."

The best materials in the world have been used, and the best craftsmen, too. All the work has been beautifully executed, says Collett, to create an impeccable home in the heart of the capital's most lavish districts.

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Easy on the eye: Furniture by Allison Jordan and bespoke joinery by John Spencer has been used throughout, helping to create a light, airy space that is perfect for showcasing contemporary artworks and bold designs.

