



EATON · PLACE

L O N D O N



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The Collection

by WAINBRIDGE



Left
Portico columned apartment entrance
doorway at 20-22 Eaton Place.

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20 - 22 EATON PLACE

20 - 22 Eaton Place represents the redevelopment of two 19th Century, Grade II listed properties located in the heart of Belgravia. Originally created by the legendary architect Thomas Cubitt c.1850, internationally renowned development coordinator Wainbridge have completely remastered these iconic buildings to bring this landmark address back to its former glory.

20 - 22 Eaton Place now comprises of six beautifully crafted apartments which seamlessly blend the classic and the modern. The new configuration includes three single floor lateral apartments, two duplex apartments and an expansive triplex. Each residence is accessible either directly from a grand portico entrance on Eaton Place or via private lift access from the communal entrance lobby.

This exclusive development will also benefit from a designated concierge, delivering comprehensive residence management and security for each apartment.

Left

The completely restored front facade of 20 - 22 Eaton Place.

A PRIME LOCATION WITHIN THE HEART OF LONDON

20 - 22 Eaton Place benefits from a truly world-class location and is one of the most desirable addresses in Europe. Surrounded by the very best London has to offer from Michelin-starred restaurants, luxury hotels and flagship stores, to Royal Parks and numerous cultural sites.

There are excellent direct transport links to London's many commercial and private airports, as well as important areas of business and commerce including The City of London.



GROSVENOR SQUARE

SOHO

GROSVENOR HOUSE

HAKKASAN

PICCADILLY CIRCUS

SCOTT'S

BERKELEY SQUARE

ROYAL ACADEMY OF ARTS

HARRY'S BAR

THE DORCHESTER

MAYFAIR

BURLINGTON ARCADE

FORTNUM & MASON

ST JAMES'S SQUARE

THE WOLSELEY

SHEPHERD MARKET

ST JAMES'S

THE HILTON

5 HERTFORD STREET

ST JAMES'S PALACE

THE SERPENTINE

HYDE PARK

GREEN PARK

HYDE PARK CORNER

MANDARIN ORIENTAL

THE LANESBOROUGH

ONE HYDE PARK

BUCKINGHAM PALACE GARDENS

BUCKINGHAM PALACE

ST JAMES'S PARK

BULGARI HOTEL

HARVEY NICHOLS

THE BERKELEY

GROSVENOR CRESCENT

KNIGHTSBRIDGE

ZUMA

LOWNDES SQUARE

BELGRAVIA

BELGRAVE SQUARE

HARRODS



THE GORING

VICTORIA

EATON SQUARE

WESTMINSTER



Key

- | | | | |
|------------------------------|---------------|--------------------|-------------------|
| 1. 20 - 22 Eaton Place | 4. Hyde Park | 7. Mayfair | 10. Eaton Square |
| 2. Buckingham Palace | 5. Green Park | 8. St James's Park | 11. Knightsbridge |
| 3. Buckingham Palace Gardens | 6. St James's | 9. Belgrave Square | 12. Park Lane |



20-22 Eaton Place apartment area schedule.

Unit No.	Apartment Type	Floor	Bedrooms	Net Saleable Area (sq m)	Net Saleable Area (sq ft)	External Terraces
1	TRIPLEX	LG, G, 1st	3	406	4,375	Y
2	DUPLEX	LG, G	3	242	2,609	Y
3	LATERAL	1st	1	81	868	Y
4	LATERAL	2nd	3	155	1,664	Y
5	DUPLEX PENTHOUSE	3rd & 4th	3	292	3,147	Y
6	LATERAL	3rd	1	77	832	N
TOTAL				1,253	13,495	

Please note
The above schedule is indicative and may be subject to change.

Left
The new apartment configuration at 20 - 22 Eaton Place.

Right
The iconic black ornamental railings of Eaton Place.



THE APARTMENTS & PLANS 2

Each apartment has been exquisitely designed by internationally renowned, New York based designers Thomas Juul-Hansen LLC.

A sophisticated palette of natural tones and materials of the very highest quality have been chosen in order to maximise the generous proportions of the six spacious apartments.

20 - 22 Eaton Place contains the following apartment configuration:

- Apartment 1 - Triplex apartment arranged over three floors
- Apartment 2 - Duplex apartment arranged over two floors
- Apartment 3 - Lateral apartment arranged over one floor
- Apartment 4 - Lateral apartment arranged over one floor
- Apartment 5 - Duplex penthouse arranged over two floors
- Apartment 6 - Lateral apartment arranged over one floor



Above
Artist's impression of the formal reception in
Apartment 5.



Above
Artist's impression of the kitchen in Apartment 4.



Above
Artist's impression of the master bedroom in
Apartment 1.



Above

Artist's impression of the master bathroom in Apartment 1.


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Apartment 1

PROPERTY TYPE - TRIPLEX

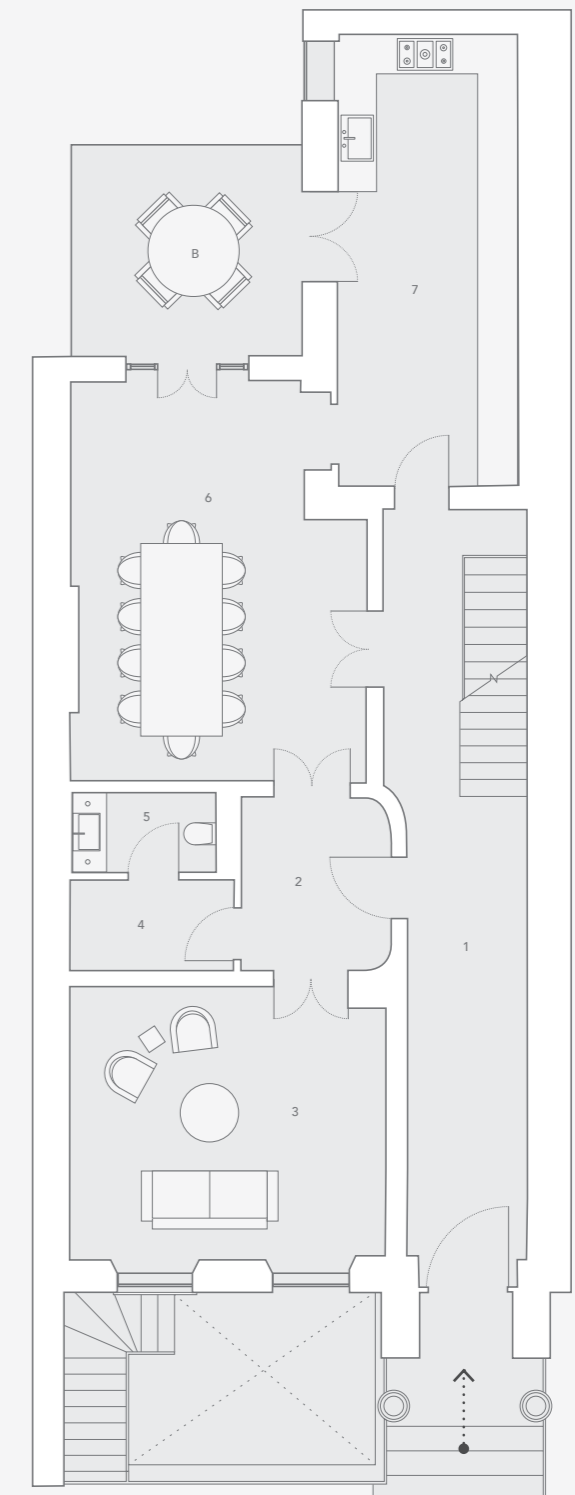
FLOOR - LG, G, 1st

BEDROOMS - 3

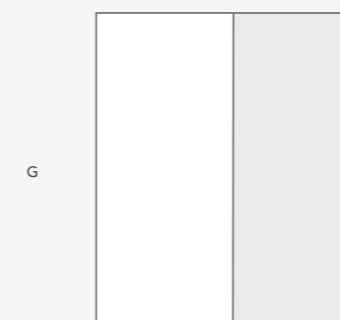
GROSS INTERNAL AREA - 406 SQ M / 4,375 SQ FT

Apartment 1 Ground Floor Plan Information

	Room	M	FT
1	ENTRANCE HALL	2.0 x 7.7	6.5 x 25.1
2	LOBBY	2.5 x 2.9	8.0 x 9.4
3	FORMAL RECEPTION	5.2 x 4.5	17.1 x 14.8
4	CLOAK ROOM	2.7 x 1.5	8.9 x 5.0
5	POWDER ROOM	2.4 x 1.3	7.8 x 4.3
6	DINING ROOM	4.9 x 6.6	16.1 x 21.7
7	KITCHEN	3.0 x 7.4	9.7 x 24.4
B	BALCONY	3.8 x 3.5	12.5 x 11.4



Apartment Locator



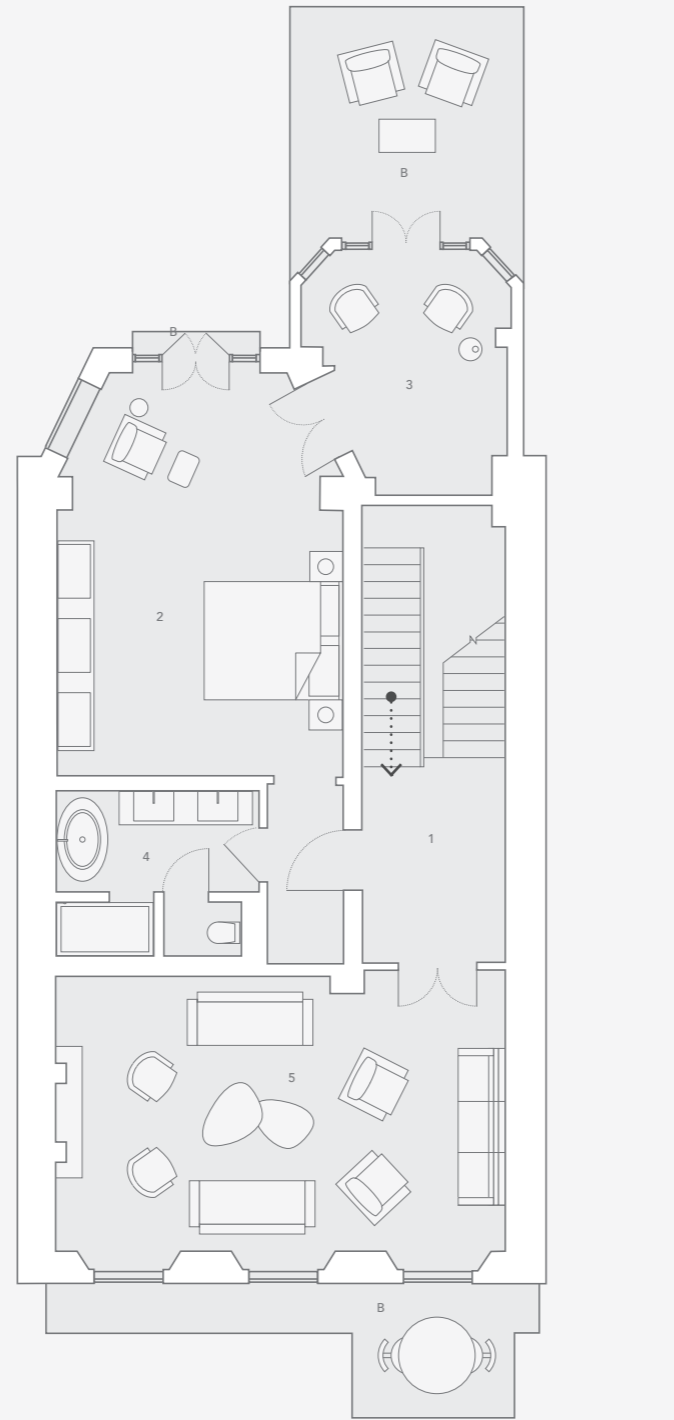
EATON PLACE



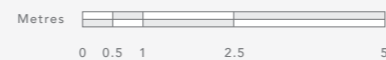
Apartment 1

First Floor Plan Information

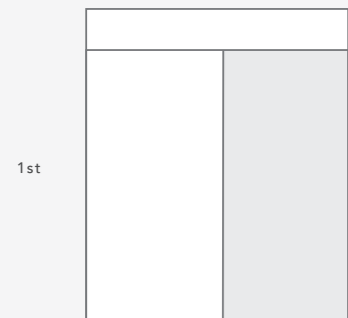
	Room	M	FT
1	HALLWAY	2.3 x 3.3	7.7 x 10.9
2	MASTER BEDROOM	4.7 x 6.7	15.6 x 21.9
3	STUDY	2.6 x 3.7	8.7 x 12.2
4	MASTER BATHROOM	3.4 x 2.7	11.0 x 8.8
5	FORMAL RECEPTION	7.4 x 4.6	24.4 x 15.0
B	BALCONY	3.9 x 3.6	12.7 x 11.9



EATON PLACE



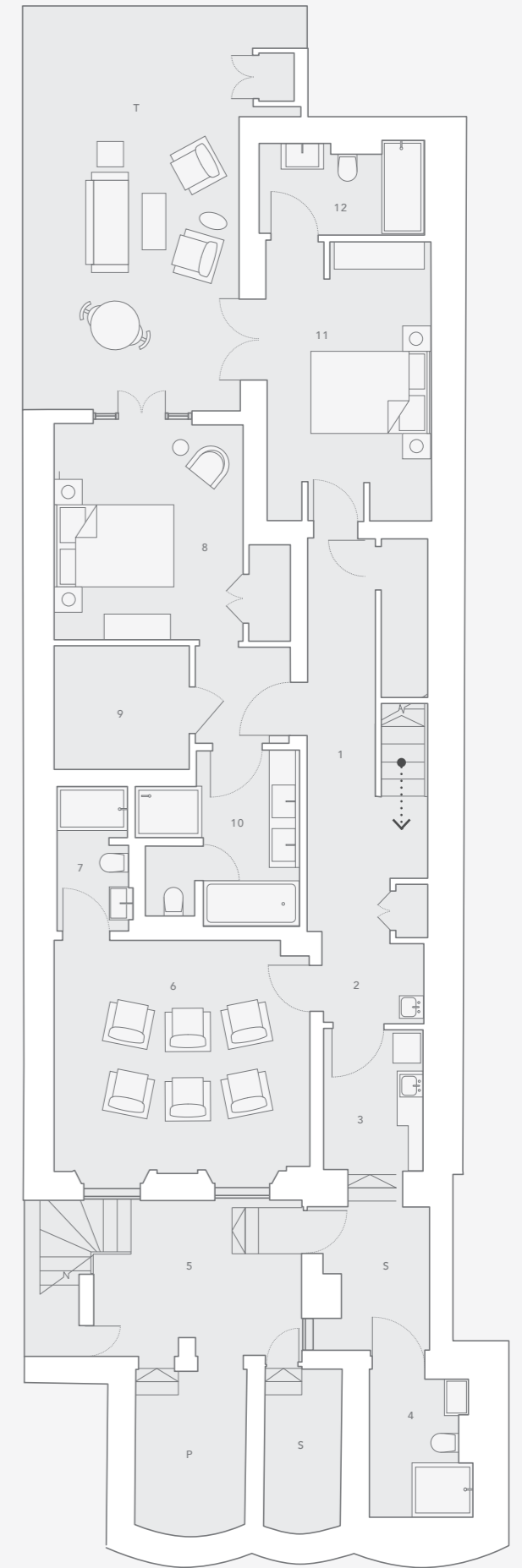
Apartment Locator



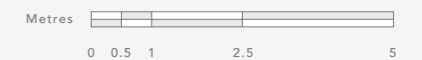
Apartment 1

Lower Ground Floor Plan Information

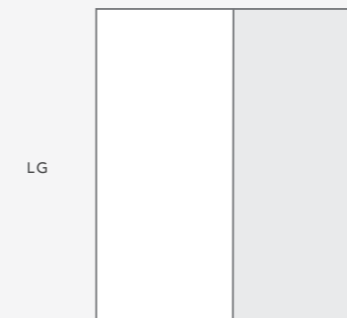
	Room	M	FT
1	HALLWAY	1.3 x 7.6	4.3 x 25.1
2	WET BAR	0.7 x 1.6	2.2 x 5.1
3	LAUNDRY	1.9 x 2.7	6.4 x 9.0
4	BATHROOM	1.9 x 2.6	6.1 x 8.7
5	LIGHTWELL	4.1 x 3.0	13.4 x 9.9
6	MEDIA ROOM	5.0 x 4.6	16.5 x 15.0
7	MEDIA ROOM EN SUITE	1.5 x 2.8	4.8 x 9.1
8	GUEST BEDROOM 1	3.7 x 4.2	12.2 x 13.8
9	GUEST DRESSING ROOM 1	2.7 x 2.4	8.7 x 7.9
10	GUEST EN SUITE 1	3.2 x 3.4	10.5 x 11.3
11	GUEST BEDROOM 2	3.2 x 5.5	10.5 x 18.0
12	GUEST EN SUITE 2	3.2 x 1.6	10.5 x 5.1
T	TERRACE	3.8 x 7.3	12.4 x 23.8
S	SERVICES		
P	PLANT ROOM		



EATON PLACE



Apartment Locator




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Apartment 2

PROPERTY TYPE - DUPLEX

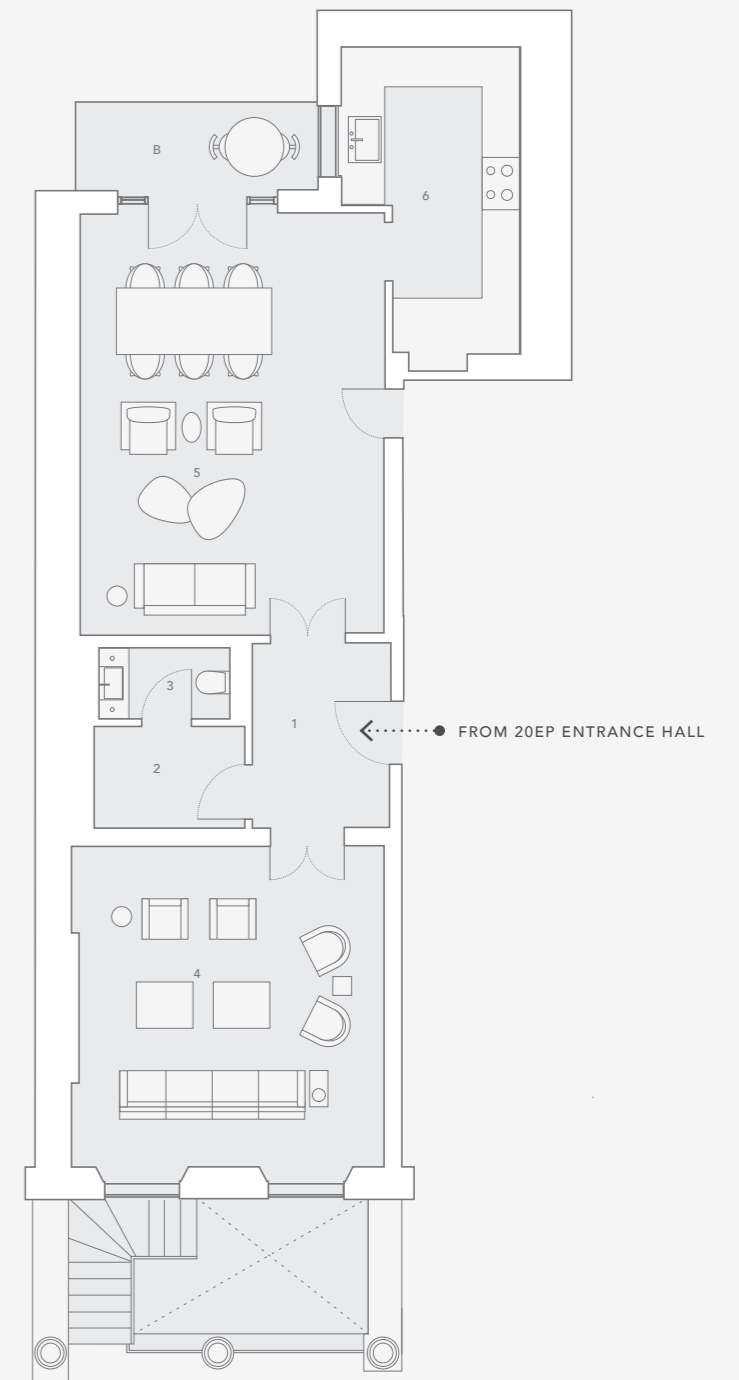
FLOOR - LG, G

BEDROOMS - 3

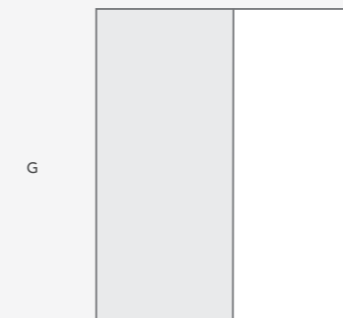
GROSS INTERNAL AREA - 242 SQ M / 2,609 SQ FT

Apartment 2 Ground Floor Plan Information

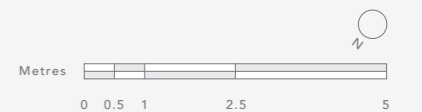
	Room	M	FT
1	HALLWAY	2.2 x 3.0	7.3 x 9.9
2	CLOAKROOM	2.7 x 1.7	9.0 x 5.5
3	POWDER ROOM	2.2 x 1.2	7.2 x 3.9
4	FORMAL RECEPTION	5.2 x 5.3	17.0 x 17.4
5	RECEPTION AND DINING	5.0 x 7.0	16.5 x 22.9
6	KITCHEN	2.9 x 5.1	9.5 x 16.7
B	BALCONY	4.0 x 1.4	13.2 x 4.6



Apartment Locator



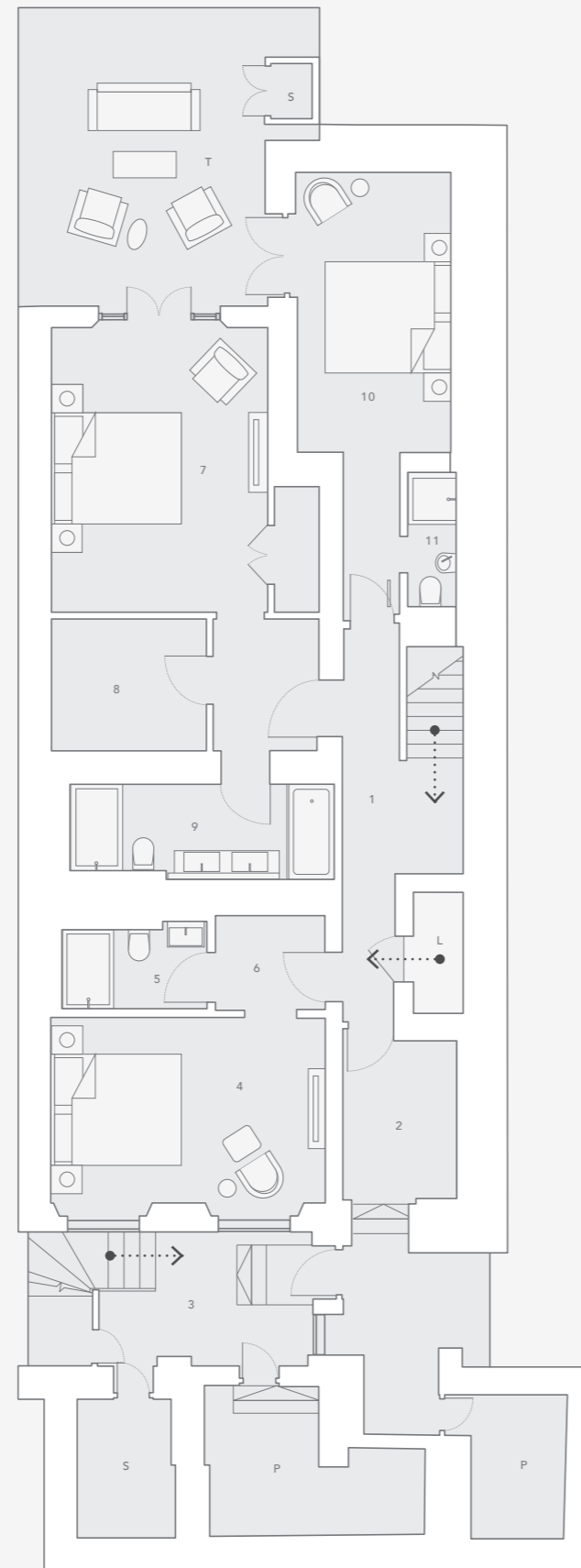
EATON PLACE



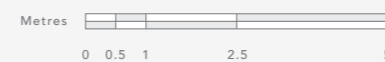
Apartment 2

Lower Ground Floor Plan Information

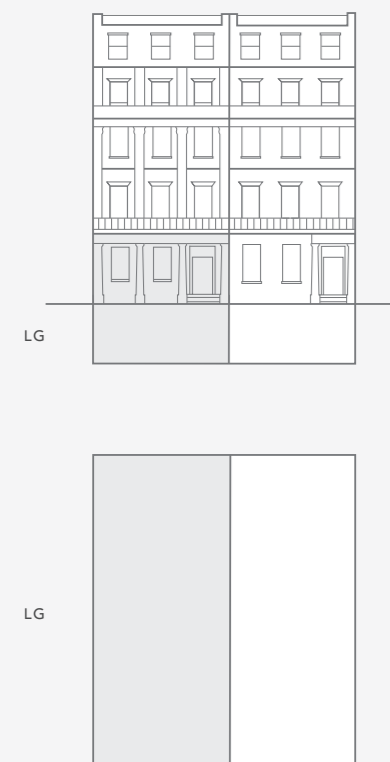
	Room	M	FT
1	HALLWAY	1.0 x 7.1	3.1 x 23.2
2	LAUNDRY	2.1 x 2.9	6.9 x 9.4
3	LIGHTWELL	3.9 x 2.4	12.8 x 7.9
4	GUEST BEDROOM 1	5.0 x 3.4	16.3 x 11.0
5	GUEST EN SUITE 1	2.6 x 1.4	8.6 x 4.6
6	GUEST DRESSING ROOM 1	2.0 x 1.7	6.5 x 5.5
7	MASTER BEDROOM	3.8 x 5.1	12.6 x 16.7
8	MASTER DRESSING ROOM	2.8 x 2.4	9.2 x 7.8
9	MASTER BATHROOM	4.8 x 1.7	15.7 x 5.5
10	GUEST BEDROOM 2	2.8 x 5.0	9.2 x 16.5
11	GUEST EN SUITE 2	1.0 x 2.5	2.9 x 8.3
T	TERRACE	4.0 x 4.8	13.2 x 15.8
S	SERVICES		
P	PLANT ROOM		
L	LIFT		



EATON PLACE



Apartment Locator



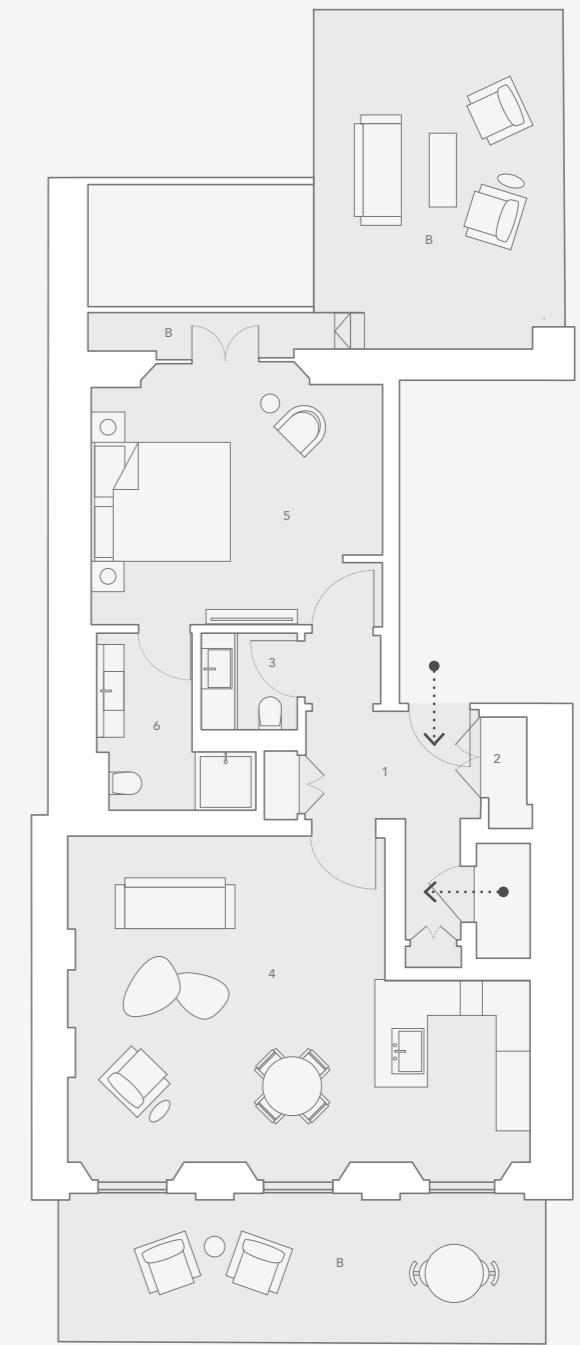

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Apartment 3

PROPERTY TYPE - LATERAL
 FLOOR - 1st
 BEDROOMS - 1
 GROSS INTERNAL AREA - 81 SQ M / 868 SQ FT

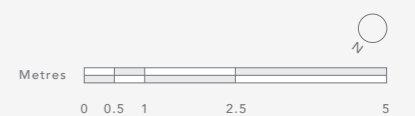
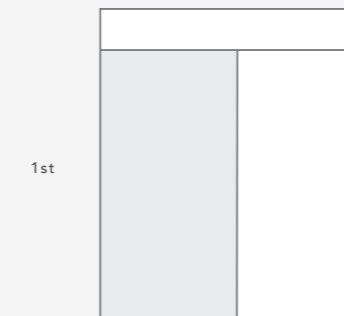
Apartment 3 Plan Information

	Room	M	FT
1	HALLWAY	2.7 x 1.7	8.8 x 5.7
2	LAUNDRY	0.7 x 1.4	2.2 x 4.5
3	POWDER ROOM	1.6 x 1.6	5.2 x 5.2
4	KITCHEN AND RECEPTION	7.7 x 5.4	25.2 x 17.6
5	BEDROOM	4.2 x 4.0	13.7 x 13.0
6	EN SUITE	1.6 x 2.9	5.2 x 9.6
B	BALCONY	3.3 x 5.3	10.9 x 17.3



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Apartment Locator




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Apartment 4

PROPERTY TYPE - LATERAL

FLOOR - 2nd

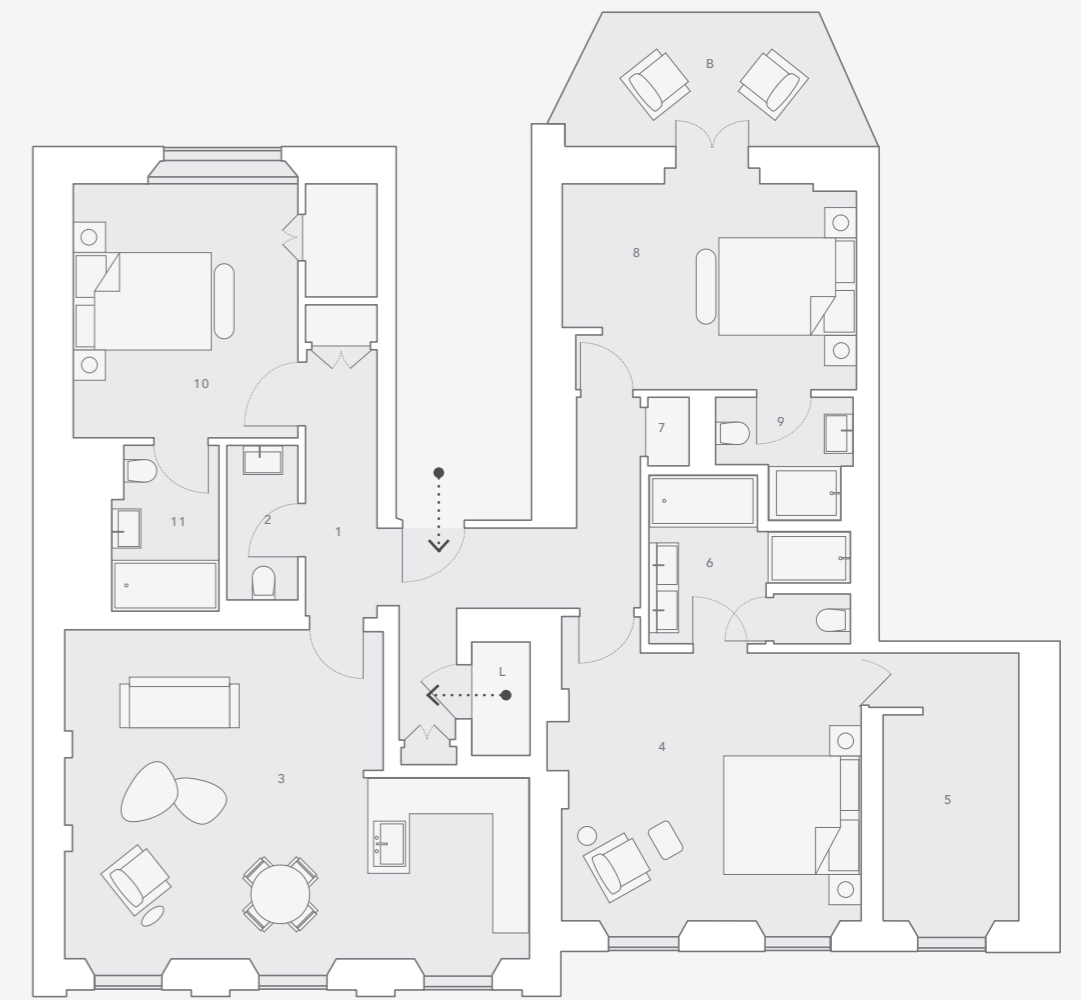
BEDROOMS - 3

GROSS INTERNAL AREA - 155 SQ M / 1,664 SQ FT

Apartment 4 Plan Information

	Room	M	FT		Room	M	FT
1	HALLWAY	5.5 x 1.3	18.2 x 4.3	8	GUEST BEDROOM 1	4.2 x 3.4	13.8 x 11.2
2	POWDER ROOM	1.2 x 2.6	3.9 x 8.4	9	GUEST EN SUITE 1	2.3 x 1.1	7.5 x 3.6
3	KITCHEN AND RECEPTION	7.7 x 5.4	25.3 x 17.8	10	GUEST BEDROOM 2	3.7 x 4.2	12.2 x 13.7
4	MASTER BEDROOM	5.0 x 4.4	16.3 x 14.6	11	GUEST EN SUITE 2	1.8 x 2.8	5.8 x 9.0
5	MASTER DRESSING ROOM	2.3 x 4.4	7.4 x 14.6	B	BALCONY	3.1 x 1.8	10.1 x 6.0
6	MASTER EN SUITE	3.3 x 2.8	11.0 x 9.2	L	LIFT		
7	LAUNDRY	0.7 x 1.1	2.2 x 3.6				

Apartment Locator



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Apartment 5

PROPERTY TYPE - DUPLEX PENTHOUSE
 FLOOR - 3rd & 4th
 BEDROOMS - 4
 GROSS INTERNAL AREA - 292 SQ M / 3,147 SQ FT

Apartment 5 - Duplex Penthouse

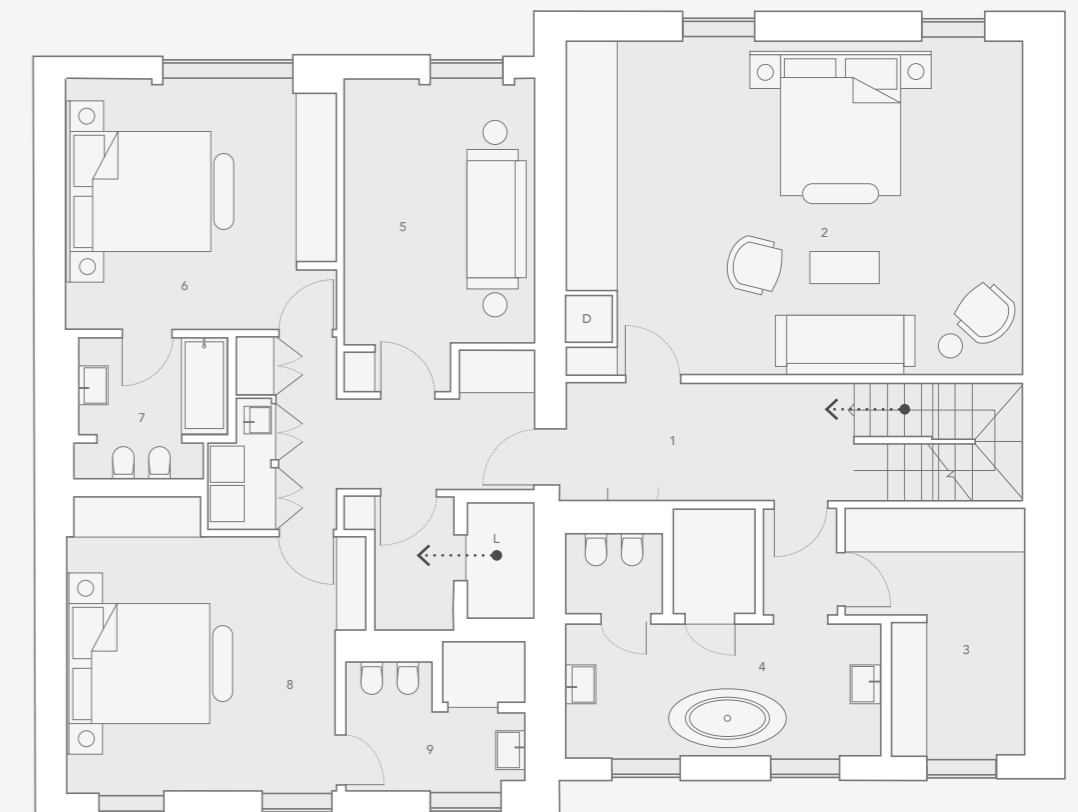
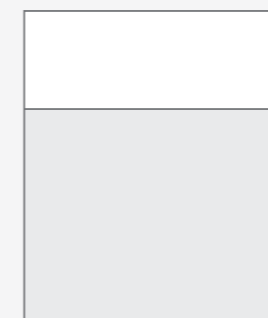
Fourth Floor Plan Information

	Room	M	FT		Room	M	FT
1	HALLWAY	9.6 x 1.9	31.4 x 6.3	7	GUEST EN SUITE 1	2.5 x 2.3	8.1 x 7.6
2	MASTER BEDROOM	7.6 x 5.5	24.8 x 18.1	8	GUEST BEDROOM 2	4.5 x 4.2	14.6 x 13.8
3	MASTER DRESSING	2.2 x 4.1	7.2 x 13.5	9	GUEST EN SUITE 2	3.0 x 2.2	9.8 x 7.1
4	MASTER BATHROOM	5.2 x 2.2	17.1 x 7.2	L	LIFT		
5	STUDY	3.1 x 4.4	10.3 x 14.4	D	DUMB WAITER		
6	GUEST BEDROOM 1	4.5 x 4.1	14.6 x 13.6				

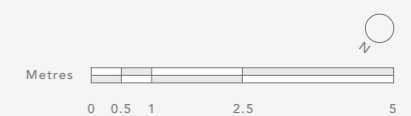
Apartment Locator



4th



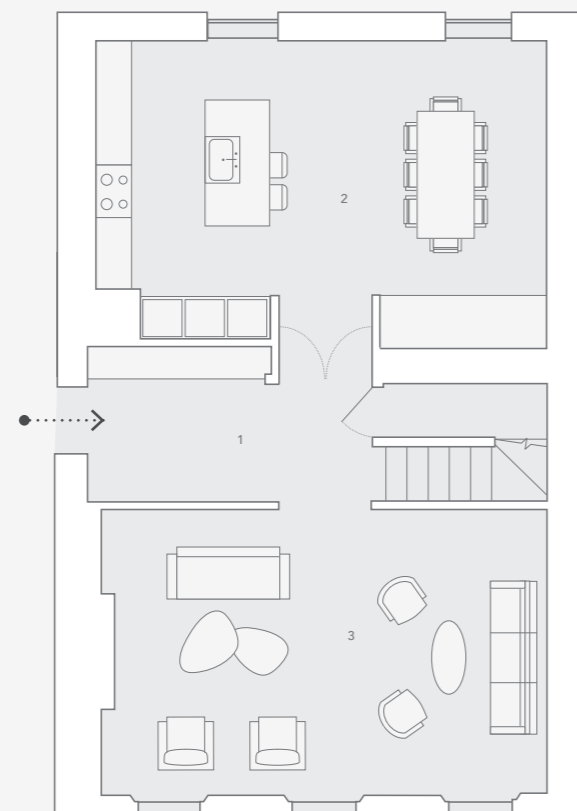
EATON PLACE



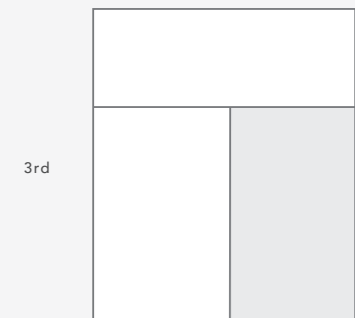
Apartment 5 - Duplex Penthouse

Third Floor Plan Information

	Room	M	FT
1	HALLWAY	4.7 x 2.5	15.2 x 8.3
2	KITCHEN AND DINING	7.4 x 5.1	24.4 x 16.6
3	FORMAL RECEPTION	7.4 x 4.7	24.2 x 15.4



Apartment Locator



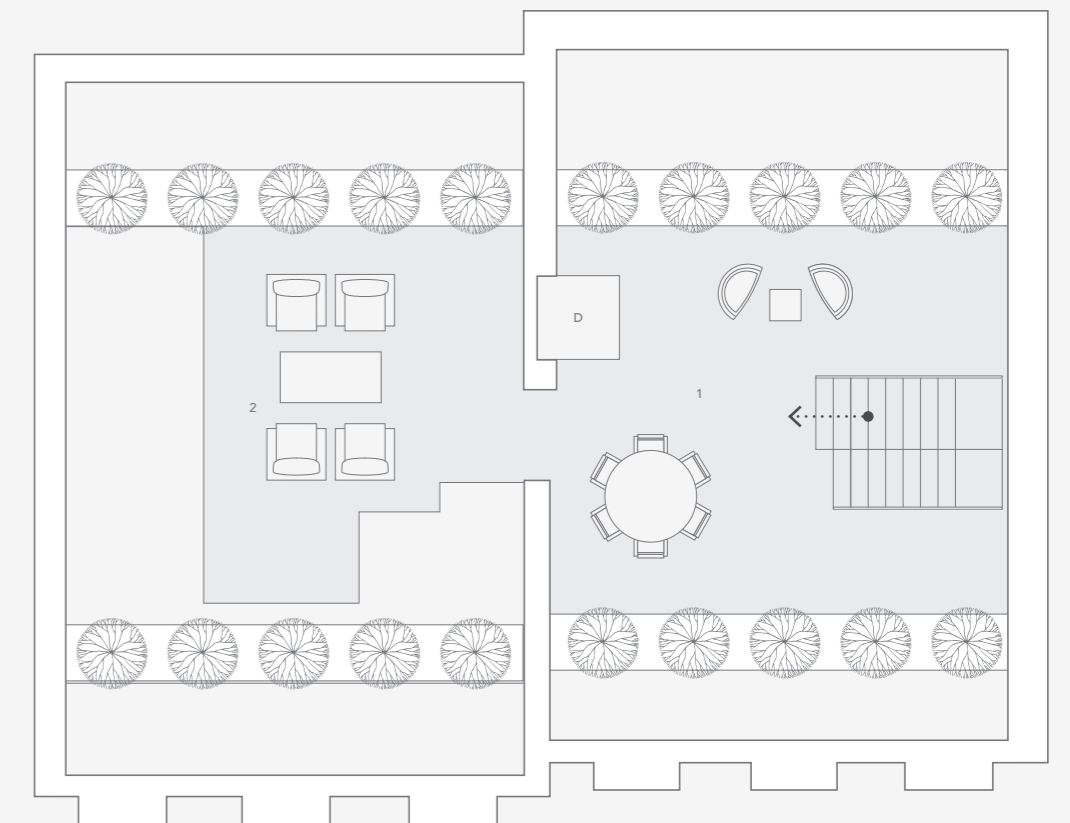
EATON PLACE



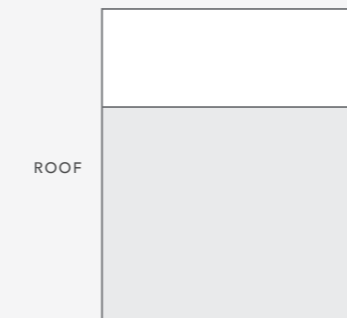
Apartment 5 - Duplex Penthouse

Roof Terrace Plan Information

	Room	M	FT
1	ROOF TERRACE 1	4.7 x 8.3	15.3 x 27.2
2	ROOF TERRACE 2	5.4 x 7.2	17.6 x 23.6
D	DUMB WAITER		



Apartment Locator



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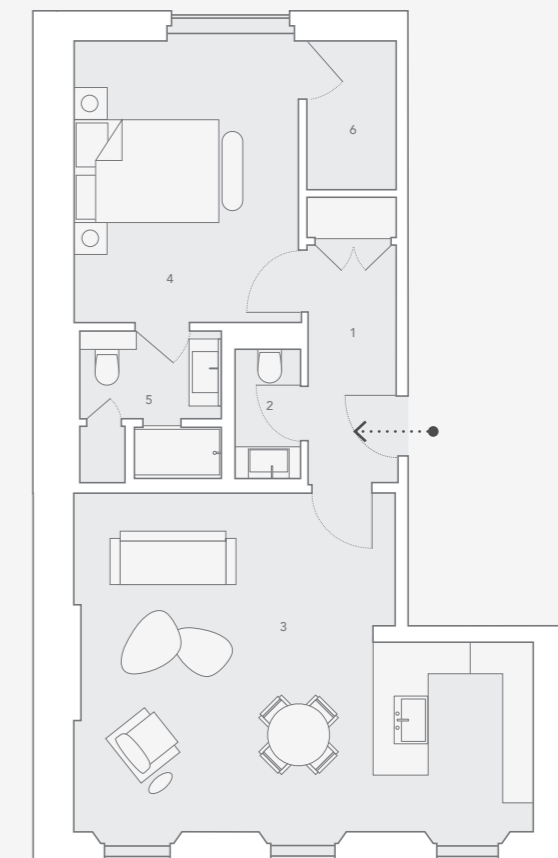
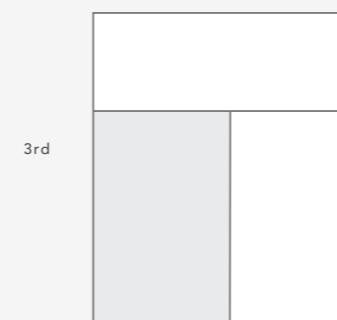
Apartment 6

PROPERTY TYPE - LATERAL
 FLOOR - 3rd
 BEDROOMS - 1
 GROSS INTERNAL AREA - 77 SQ M / 832 SQ FT

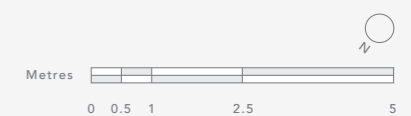
Apartment 6
Plan Information

	Room	M	FT
1	HALLWAY	1.5 x 3.9	4.8 x 12.9
2	POWDER ROOM	1.0 x 2.1	3.4 x 7.0
3	KITCHEN AND DINING	7.6 x 5.6	24.9 x 18.2
4	BEDROOM	3.3 x 4.7	10.7 x 15.3
5	EN SUITE	2.3 x 2.4	7.7 x 8.0
6	DRESSING ROOM	1.5 x 2.5	4.8 x 8.1

Apartment Locator



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Left

One of the grand portico columned entrance doors of Eaton Place.

Right

The residential concierge will provide a discreet and professional service.



CONCIERGE SERVICES

3

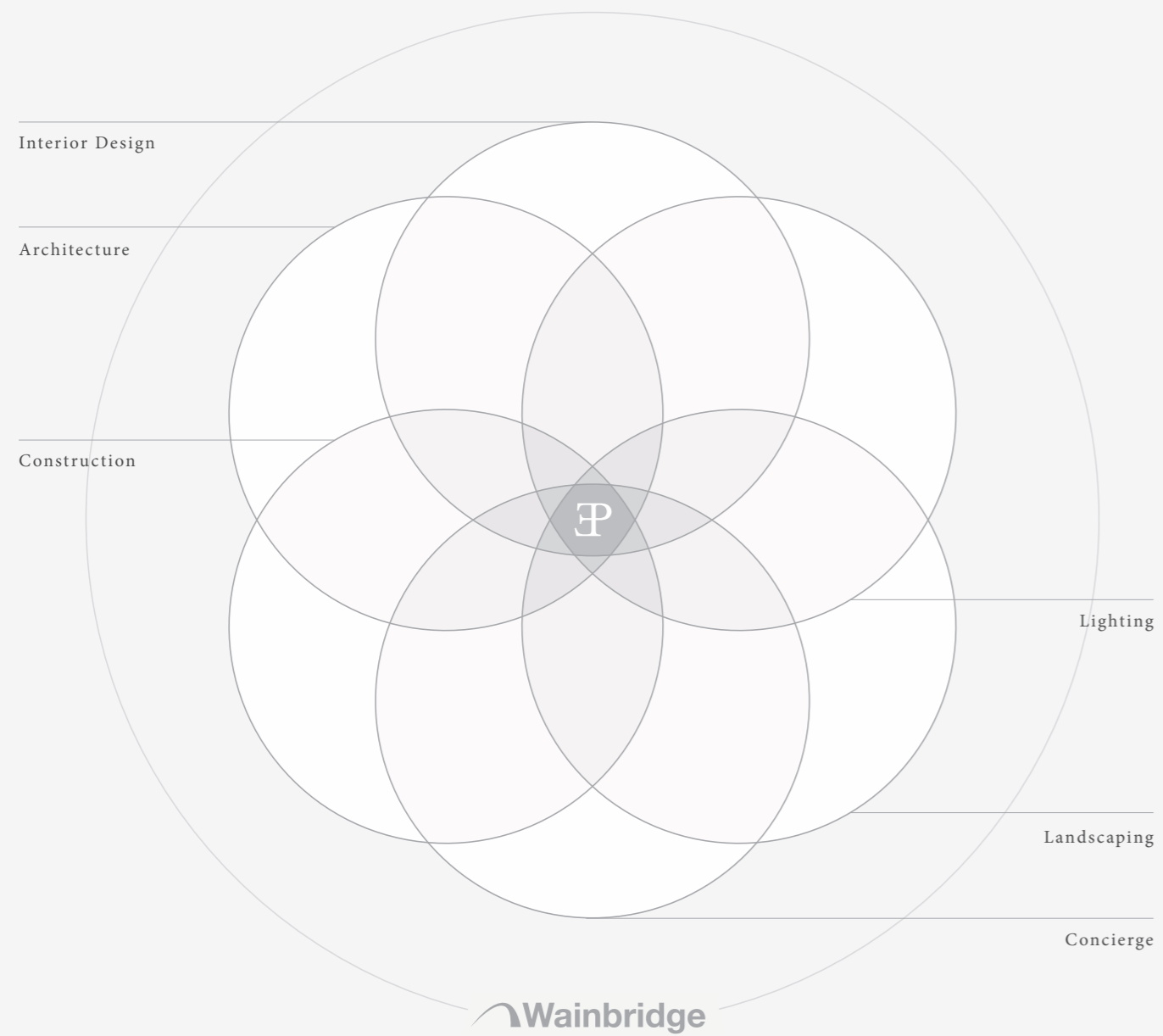
In a world of international luxury living, residents of 20 - 22 Eaton Place will have the benefit of a concierge team available to assist with anything they should ever need. This dedicated team will provide a round-the-clock service including building and residence management, postal and porter assistance.

Supporting these dedicated specialists is a full time security team, on hand to ensure the safety and security of 20 - 22 Eaton Place residents 24 hours a day.

A UNIQUE COLLABORATION

20-22 Eaton Place represents the assembly of an exceptional project team, curated by leading specialist development co-ordinator Wainbridge.

Each team member has been carefully selected in order to fulfil the brief of delivering a collection of apartments of the highest quality and originality.



A UNIQUE COLLABORATION

Right

Interior design by New York based designer Thomas Juul Hansen.



A UNIQUE COLLABORATION 4

Wainbridge have brought together a world-class team to realise the 20 - 22 Eaton Place vision. Leading international designers Thomas Juul-Hansen LLC, award-winning architects Flanagan Lawrence, a team of construction experts, lighting artists and specialist landscapers will combine to deliver a product that is truly unique to the market.

An unparalleled prime central London location, combined with an exceptional project team and round-the-clock residence management and security from a dedicated team will ensure an exceptional living experience is delivered to the residents of 20 - 22 Eaton Place.



Left

Bronze statue of The Duke of Westminster at the westerly entrance to Grosvenor Crescent.

Right

A grand stucco-fronted terrace on Eaton Square.



BELGRAVIA

Belgravia has long been regarded as being at the pinnacle of London's residential districts, enviably positioned between Mayfair and Knightsbridge amidst the finest amenities this glorious city has to offer.

This distinguished estate is famous across the world for majestic stucco-fronted houses that line iconic streets and is the setting for some of the world's most wonderful properties.

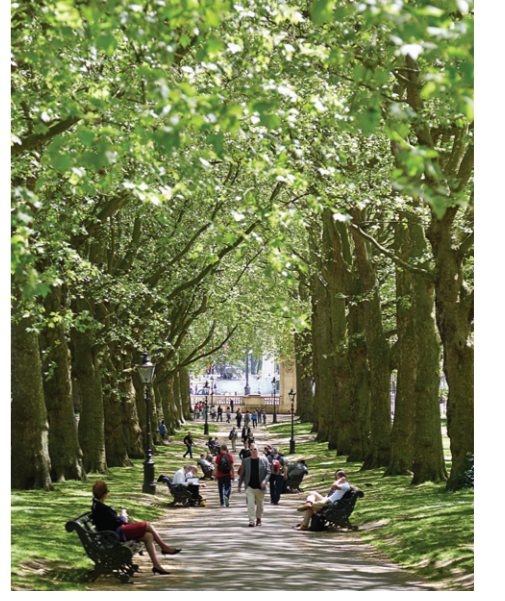
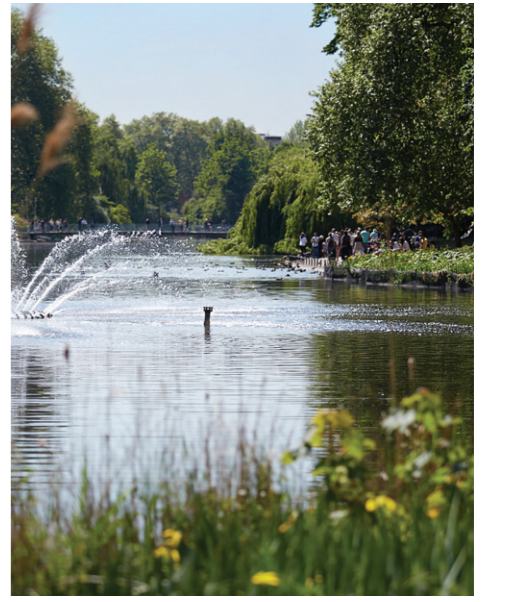
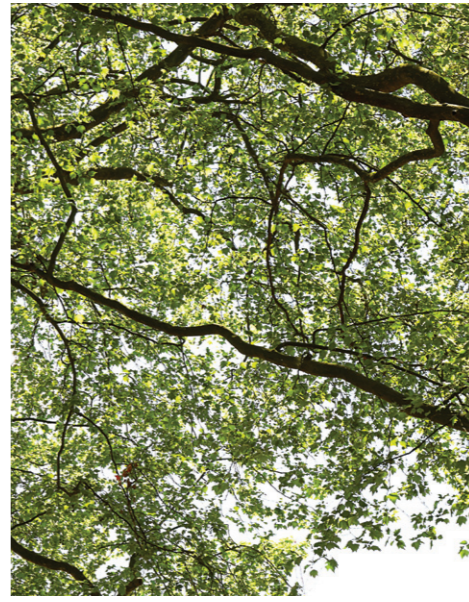
Originally known as 'the Five Fields,' Belgravia was the vision of Sir Richard Grosvenor who, from the 1820s began to create a residential neighbourhood for the heart of London's society.



Above
One of the London's most desirable addresses
featuring vast columned terraces.



Above
Bronze sculpture of Leonardo da Vinci's
'Vitruvian Man' by Enzo Plazzotta.





Left

View from Grosvenor Crescent eastwards towards The City of London.

Right

A new, mixed-use Wainbridge development located in Orchard Street, New York.



WAINBRIDGE

Wainbridge is a world-leading development co-ordinator of luxury residential projects in the UK and internationally. We create added value for investors by combining our hands-on experience with a sophisticated knowledge of structured finance.

Our success lies in our ability to select and co-ordinate exceptional project collaborators in order to elevate a project to the pinnacle of quality and originality. By doing so the company creates market leading developments that enable us to maximise returns to all investors and project stakeholders.

Wainbridge. Curators of Excellence.



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