

20

UPPER GROSVENOR
STREET W1

PRIME FREEHOLD OPPORTUNITY



20

EXECUTIVE SUMMARY

Exceptionally rare opportunity to acquire a Mayfair **freehold** property with **vacant possession**

20 Upper Grosvenor Street occupies a highly prominent position, moments from Grosvenor Square and Bond Street, in the heart of North Mayfair

Excellent connectivity, with Bond Street (Elizabeth, Central & Jubilee lines), Hyde Park Corner (Piccadilly line) and Green Park (Jubilee, Piccadilly & Victoria lines) stations all within a short walk

Attractive period townhouse extending to 8,123 sq ft arranged over lower ground, ground and four upper floors, offering flexible mixed-use accommodation

Available with full vacant possession. 20 Upper Grosvenor Street is **not listed**, offering a blank canvas for an owner occupier or investor to deliver a bespoke scheme

Generous roof terraces, providing a rare external amenity in Mayfair and the ability to achieve rental premiums

Offers are invited for the freehold interest.

PORTMAN
SQUARE

HANOVER
SQUARE

GROSVENOR
SQUARE

BERKELEY
SQUARE

HYDE
PARK

GREEN
PARK

 OXFORD CIRCUS

  BOND STREET

NORTH AUDLEY STREET

OXFORD STREET

THE CHANCERY
ROSEWOOD

UPPER GROSVENOR STREET

MAYFAIR

 MARBLE ARCH

PARK LANE

ST. JAMES'S

 GREEN PARK



MARYLEBONE

LOCATION

Situated on the northern side of Upper Grosvenor Street, positioned between Hyde Park and Grosvenor Square, 20 Upper Grosvenor Street sits at the heart of historic Mayfair.

Recognised as one of London's most prestigious and sought-after districts, Mayfair offers an unrivalled collection of luxury retail, acclaimed restaurants, renowned galleries, elegant cafés and internationally recognised corporate headquarters. The property also benefits from immediate access to some of central London's most sought after green spaces, including Hyde Park and Grosvenor Square, both within a short walk.



The area's appeal has been further enhanced by the opening of the Chancery Rosewood within the landmark former US Embassy on Grosvenor Square. This world-class luxury destination brings an outstanding collection of restaurants, entertainment venues, wellness facilities, event spaces and retail amenities, reinforcing Mayfair's status as a premier global address.

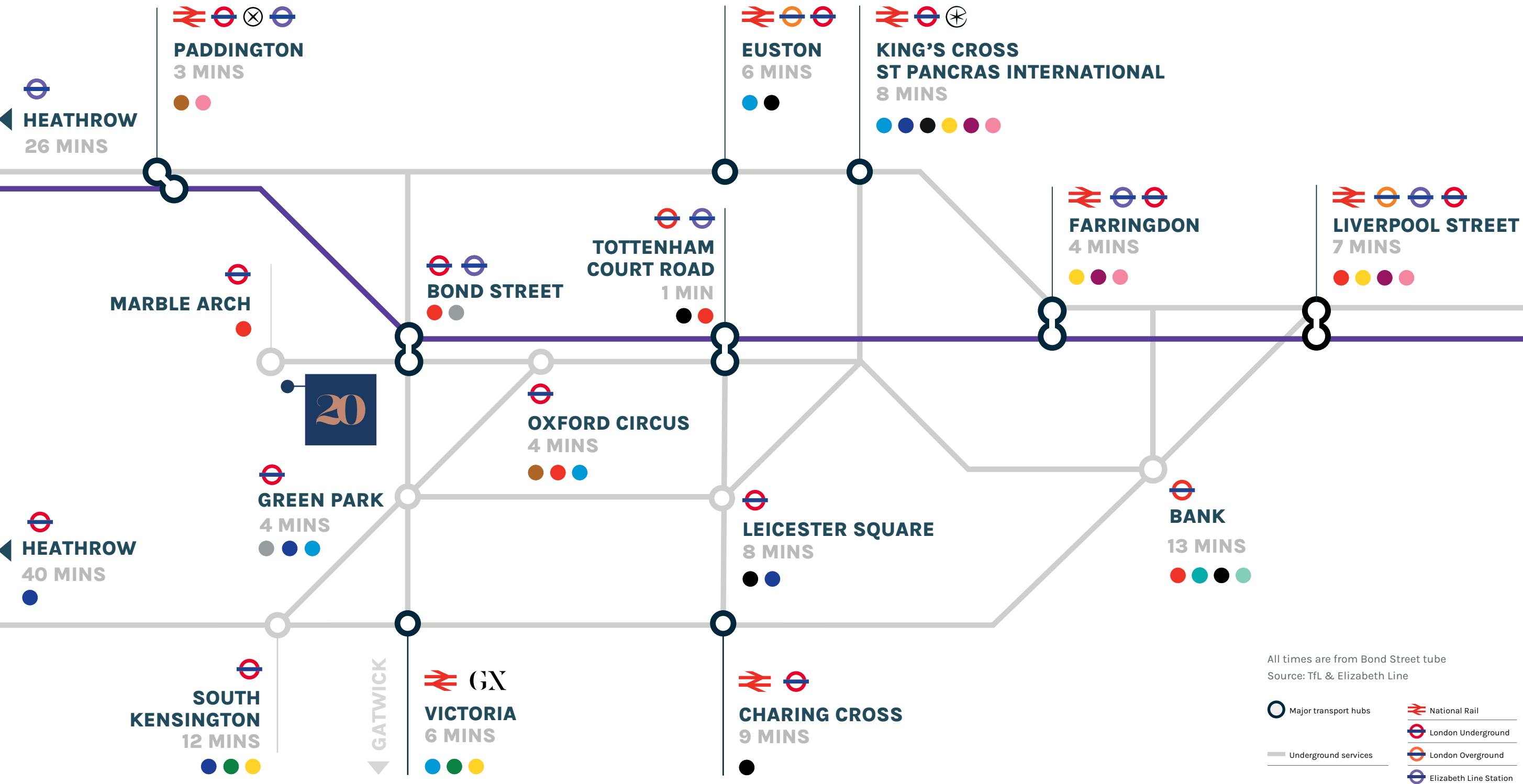
Combining architectural heritage, international prestige and an unrivalled amenity offering, 20 Upper Grosvenor Street occupies a truly exceptional location at the centre of London's West End.



CONNECTIVITY

Occupying a prime Mayfair location, 20 Upper Grosvenor Street benefits from outstanding access to some of London's most significant transport hubs. Bond Street Station is just a short walk away, offering direct connections via the Elizabeth, Central and Jubilee lines, with fast links across the capital, including Heathrow Airport, Canary Wharf and the City.

The property also benefits from close proximity to Marble Arch, Green Park and Hyde Park Corner stations, providing further access to London's wider Underground network and reinforcing the location's exceptional connectivity.







LOCAL OCCUPIERS

HOTELS

- 01 The Chancery Rosewood
- 02 The Dorchester
- 03 The Ritz
- 04 Claridge's
- 05 Grosvenor House
- 06 Brown's
- 07 St Regis
- 08 The Connaught
- 09 The Lanesborough
- 10 The May Fair

RESTAURANTS

- 01 Roka
- 02 Hide
- 03 Scott's
- 04 Sketch
- 05 Mount St. Restaurant
- 06 Isabel
- 07 Bacchanalia
- 08 Hakkanan
- 09 Cecconi's
- 10 Lucky Cat
- 11 34 Mayfair

RETAIL

- 01 Prada
- 02 Dior
- 03 Cartier
- 04 Hermès
- 05 Gucci
- 06 Burberry
- 07 Chanel
- 08 Louis Vuitton
- 09 Ralph Lauren
- 10 Versace

ART & CULTURE

- 01 Phillips
- 02 Gagosian
- 03 Royal Academy of Arts
- 04 Christie's
- 05 Clarendon Fine Arts
- 06 HOFA Gallery
- 07 Woodbury House
- 08 Frith Street Gallery
- 09 Sotheby's

MEMBERS' CLUBS

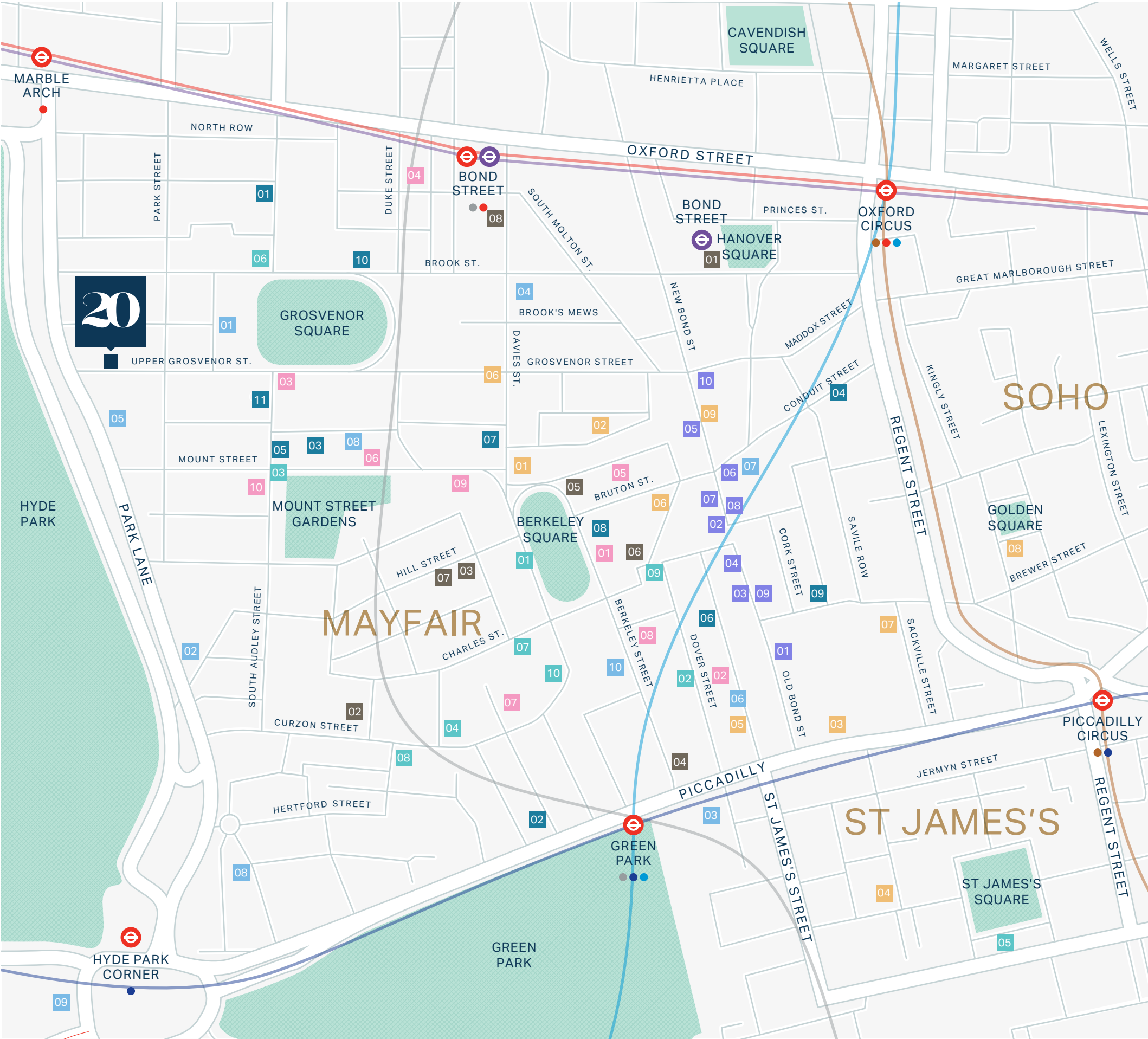
- 01 Annabel's
- 02 The Arts Club
- 03 George
- 04 Little House
- 05 The Royal Automobile Club
- 06 The Twenty Two
- 07 Mark's Club
- 08 5 Hertford Street
- 09 Maison Estelle
- 10 The Lansdowne Club

HEALTH & WELLBEING

- 01 X-Club Pilates & Wellness
- 02 Lanserhof at The Arts Club
- 03 Mayfair Health Pilates
- 04 Four London
- 05 Gentlemen's Tonic
- 06 Aman Spa at The Connaught
- 07 Third Space Mayfair
- 08 BuddhaBox
- 09 Dr Barbara Sturm
- 10 Omorovicza

OFFICE

- 01 KKR
- 02 Riyad Bank
- 03 Essar Energy
- 04 Starwood
- 05 First Abu Dhabi Bank
- 06 Tristan Capital Partners
- 07 Richemont
- 08 Hayfin Capital Management



THE BUILDING

20 Upper Grosvenor Street presents an exceptional mixed-use opportunity in the heart of Mayfair, combining prime office accommodation with an exclusive residential offering at one of London's most prestigious addresses.

The property offers a rare opportunity to acquire a freehold building on Upper Grosvenor Street, providing significant flexibility and a range of potential asset management strategies.



Arranged over lower ground, ground and four upper floors, the building is predominantly configured as office space, designed to deliver an elegant working environment within a distinguished period building. The 1st floor office suite is further enhanced by a substantial private terrace - a rare outdoor amenity space in central Mayfair.

The uppermost two floors offer elevated residential accommodation complemented by access to a private roof terrace with panoramic views across Mayfair.

Positioned moments from Grosvenor Square, Hyde Park and the West End's renowned retail, dining and hospitality, 20 Upper Grosvenor Street combines heritage, prestige and flexibility with exceptional private outdoor space, creating a unique opportunity.





CGI





ACCOMMODATION & FLOOR PLANS

Key

Office

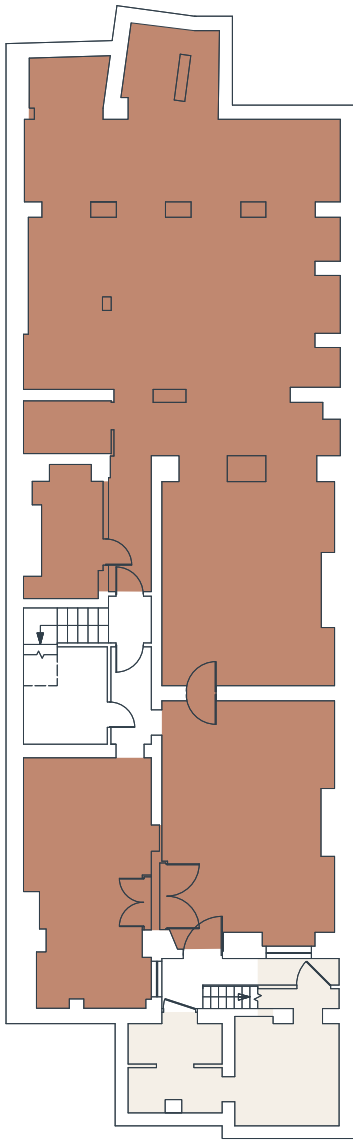
Apartment

Terrace

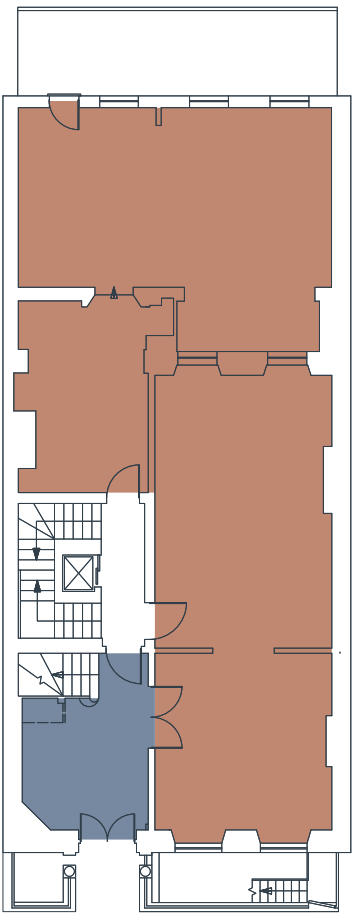
Reception

Vault

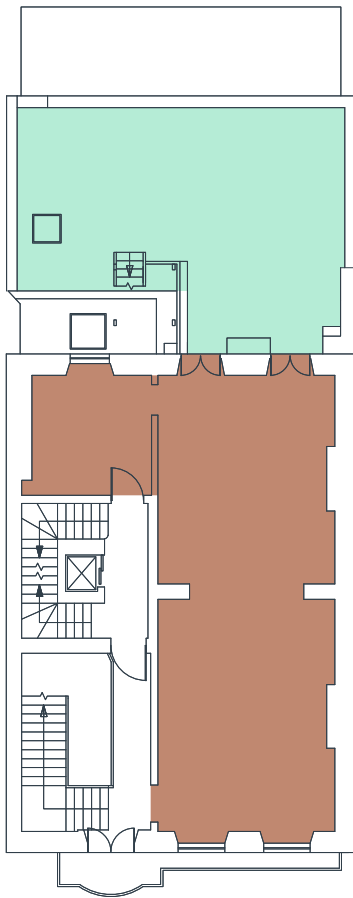
Common Parts



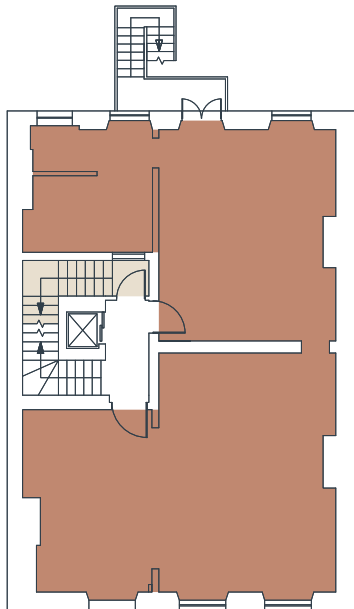
Lower Ground Floor



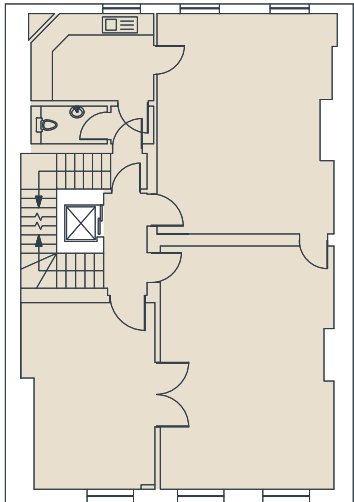
Ground Floor



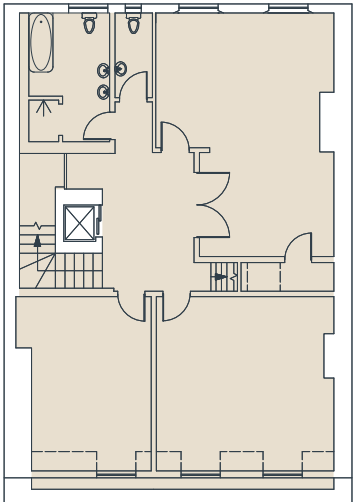
1st Floor



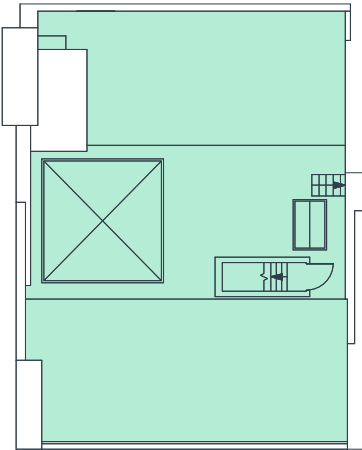
2nd Floor



3rd Floor



4th Floor



Roof Terrace

Upper Grosvenor Street

FLOOR	USE	OFFICES	RESIDENTIAL	TERRACES
		NIA (SQ FT)	NSA (SQ FT)	(SQ FT)
Roof	Terrace	-	-	923
Fourth	Apartment	-	1,187	-
Third	Apartment	-	1,241	-
Second	Office	1,024	-	-
	Apartment Access	-	46	-
First	Terrace	-	-	587
	Office	820	-	-
Ground	Office	1,484	-	-
	Reception	162	-	-
Lower Ground	Office	2,012	-	-
	Vault	147	-	-
TOTAL		5,649	2,474	1,510



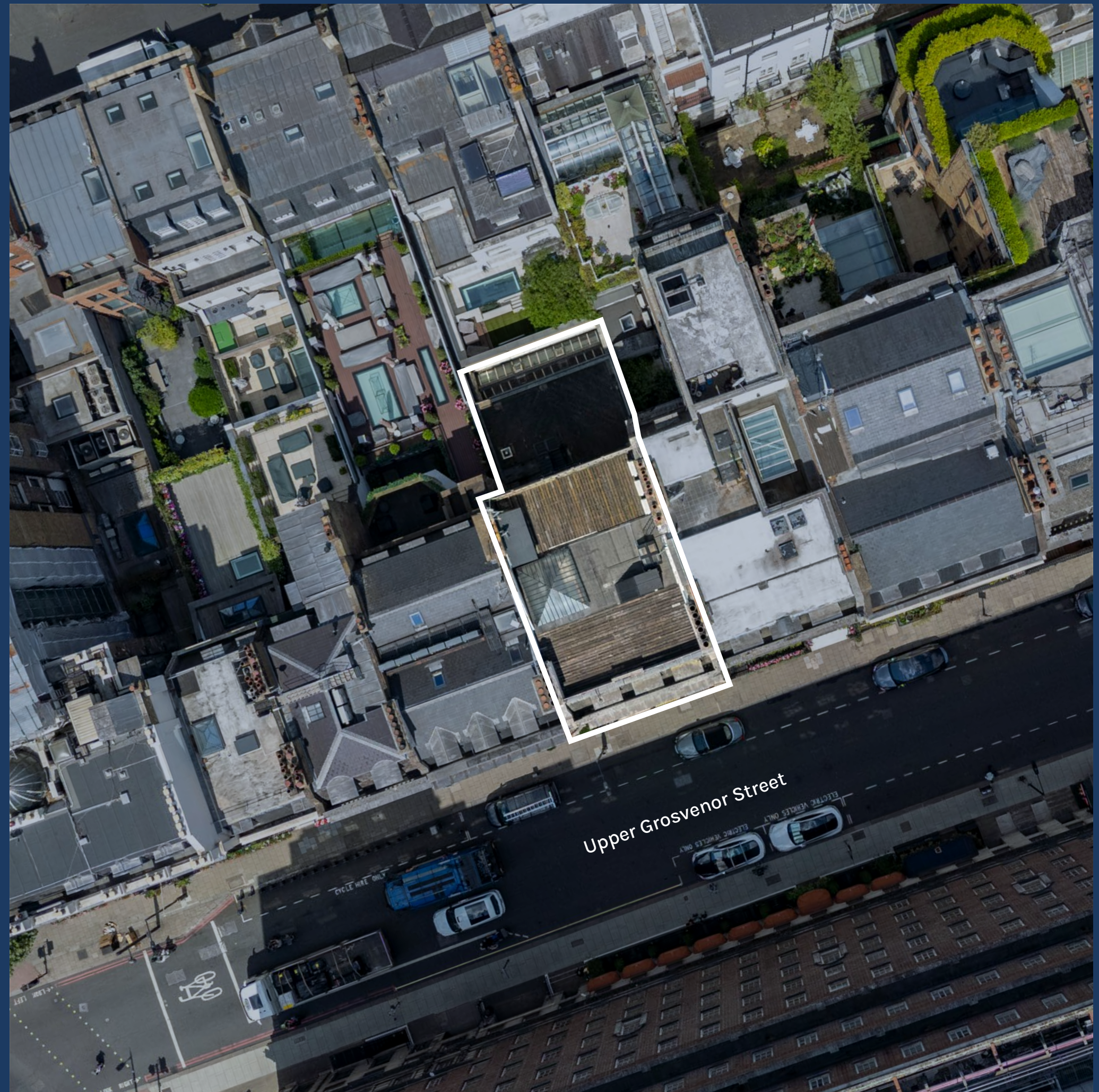
CGI

TENURE

The property is held freehold under title number BB34938.



Not to scale, indicative only



MARKET COMMENTARY

Vacant, unlisted freehold opportunities with this profile in Mayfair are becoming increasingly scarce, resulting in sustained demand and consistently strong pricing levels.



31 Curzon Street, W1	
Area (NIA Sq Ft)	3,454
Tenure	FH
Tenancies	Vacant possession
Price	£9.25 M
Capital Value	£2,678
Date	Apr-26



34 Berkeley Square, W1	
Area (NIA Sq Ft)	4,255
Tenure	VFH (131 yrs uxt @ peppercorn)
Tenancies	Vacant possession
Price	c.£22.60 M
Capital Value	c.£5,300
Date	Dec-25



6 Upper Grosvenor Street, W1	
Area (NIA Sq Ft)	4,808
Tenure	FH
Tenancies	Vacant possession
Price	£20.00 M
Capital Value	£4,160
Date	Jan-24



21 Upper Grosvenor Street, W1	
Area (NIA Sq Ft)	14,510
Tenure	FH
Tenancies	Vacant possession
Price	£45.00 M
Capital Value	£3,101
Date	Dec-22



12 Upper Grosvenor Street, W1	
Area (NIA Sq Ft)	5,851
Tenure	LLH
Tenancies	Vacant possession
Price	£21.75 M
Capital Value	£3,717
Date	Mar-22



FURTHER INFORMATION

EPC

Available upon request.

VAT

The property is not opted to tax.

PLANNING

20 Upper Grosvenor Street is not listed. The property is situated within the Mayfair Conservation Area.

PROPOSAL

We are inviting offers for the freehold, subject to contract & exclusive of VAT.

**CROSSLAND
OTTER HUNT**



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September 2026.

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