

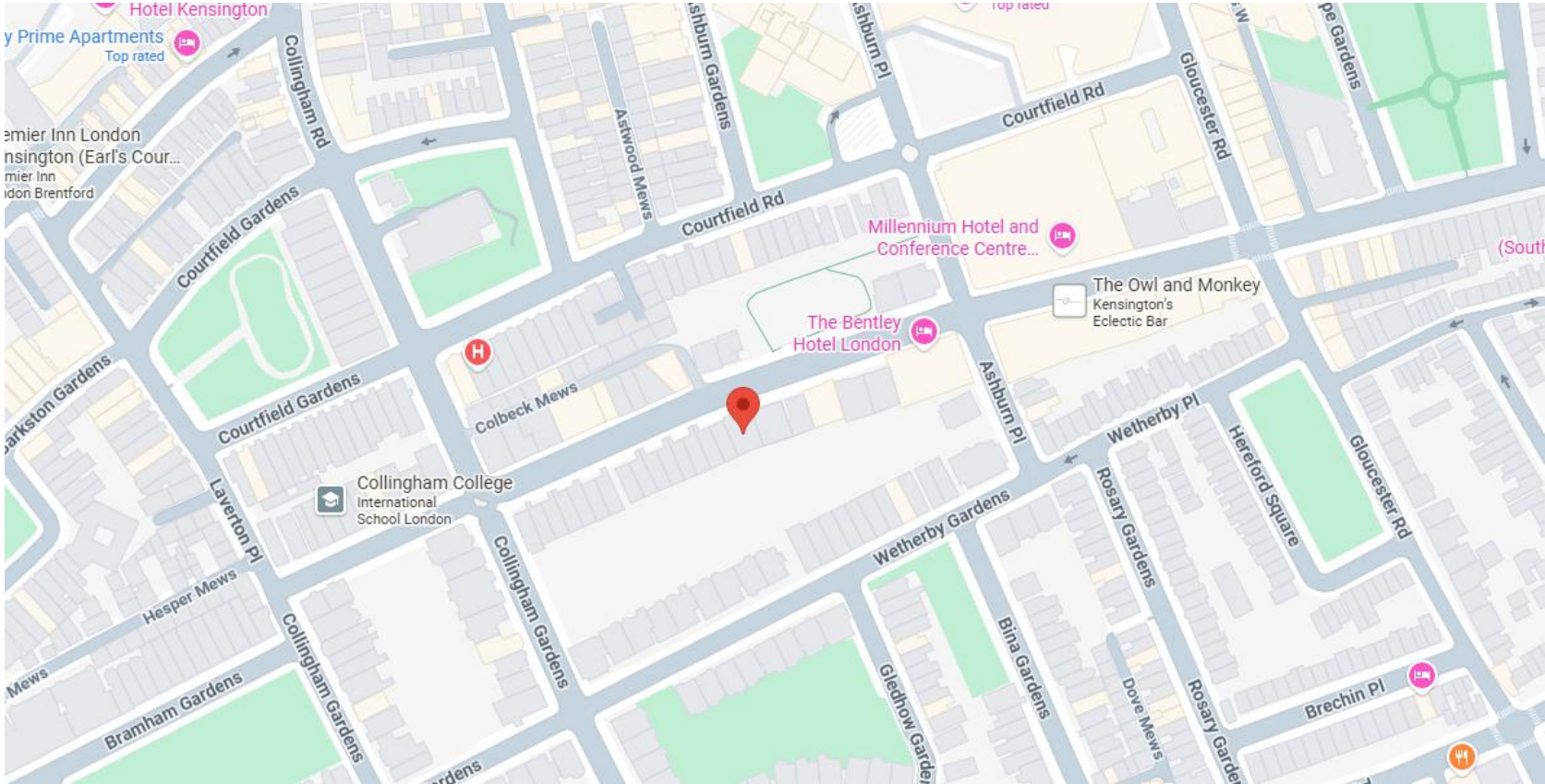
45 HARRINGTON GARDENS

SW7 4JU



Key Highlights

- Attractive Victorian office townhouse conversion
- Grade II* listed
- Office use within Use Class E
- 4,964 sq ft arranged over ground, 1st, 2nd, and 3rd floors
- Office use with ancillary residential on 2nd and 3rd floors
- Gloucester Road/South Kensington location



Description

Designed by Sir Ernest George and Harold Peto and constructed between 1881 and 1884. 45 Harrington Gardens showcases the elaborate Dutch-colonial revival style, with red brick facades, ornate stone dressing, terracotta-tiled pitched roofs, and gabled dormers. The building spans five storeys plus a lower-ground floor, originally configured for residential use, and comprises 8,409 sq ft (781 sq m) GIA. The total floor area of the office and ancillary residential is approx. 4,962 sq ft (460 sq m) NIA.

Location

45 Harrington Gardens is situated in South Kensington, close to Gloucester Road Underground Station, which provides access to the Circle, District and Piccadilly lines. The surrounding area benefits from a range of amenities, including cafes, restaurants, and serviced apartments, as well as cultural attractions such as the Natural History Museum and Hyde Park, making it an attractive and vibrant setting.

Accommodation

Comprising the following approximate net internal areas:

Name	sq ft	sq m	Availability
3 rd	605	56.3	Available
2 nd	1,169	108.6	Available
1 st	1,534	142.5	Available
Ground	1,654	153.7	Available
Total	4,962	460.98	

Specification & Amenity

- Grade II* listed
- Central heating
- Natural ventilation
- Good floor to ceiling heights
- Period features
- 3 x bathrooms
- Mansard floors (2nd and 3rd)
- Condition: Second hand
- More details on maximum fire safety compliant levels are available upon request

Rent

Quoting £45.00 per sq ft

Business Rates

£15.54 psf

Service charge

Ad hoc on pro rata basis

Terms

Available on application

Viewings

By appointment only through sole agents

Contact

Freddie Corlett	Kirstie Main
020 7409 8764	020 7409 8764
07870555842	07398596095
fcorlett@savills.com	Kirstie.main@savills.com

IMPORTANT NOTICE

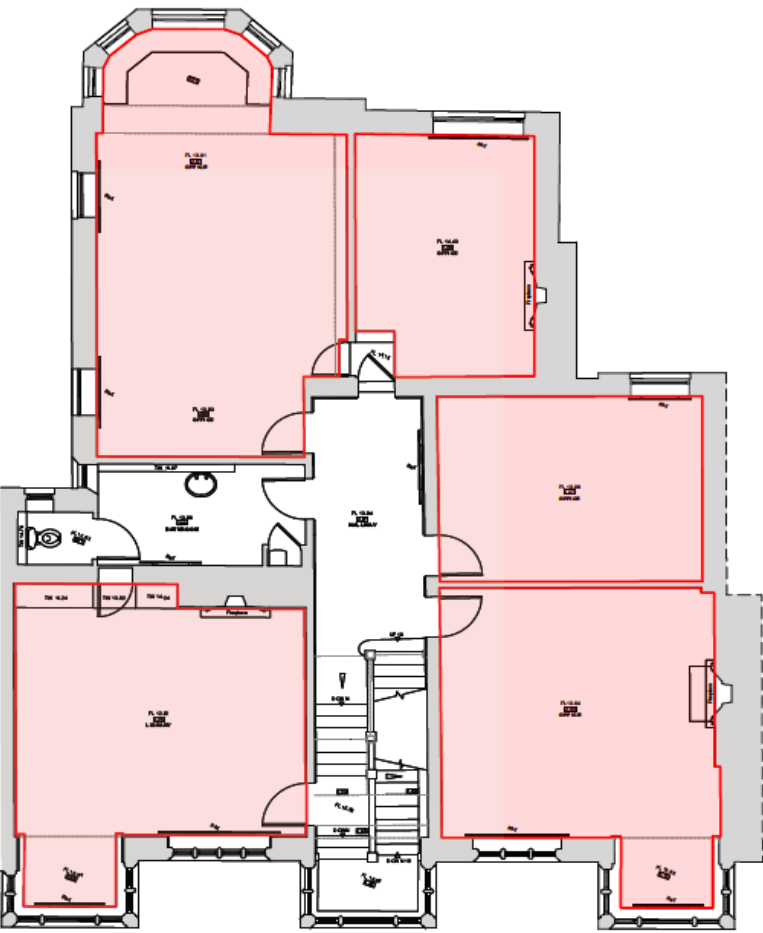
Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on



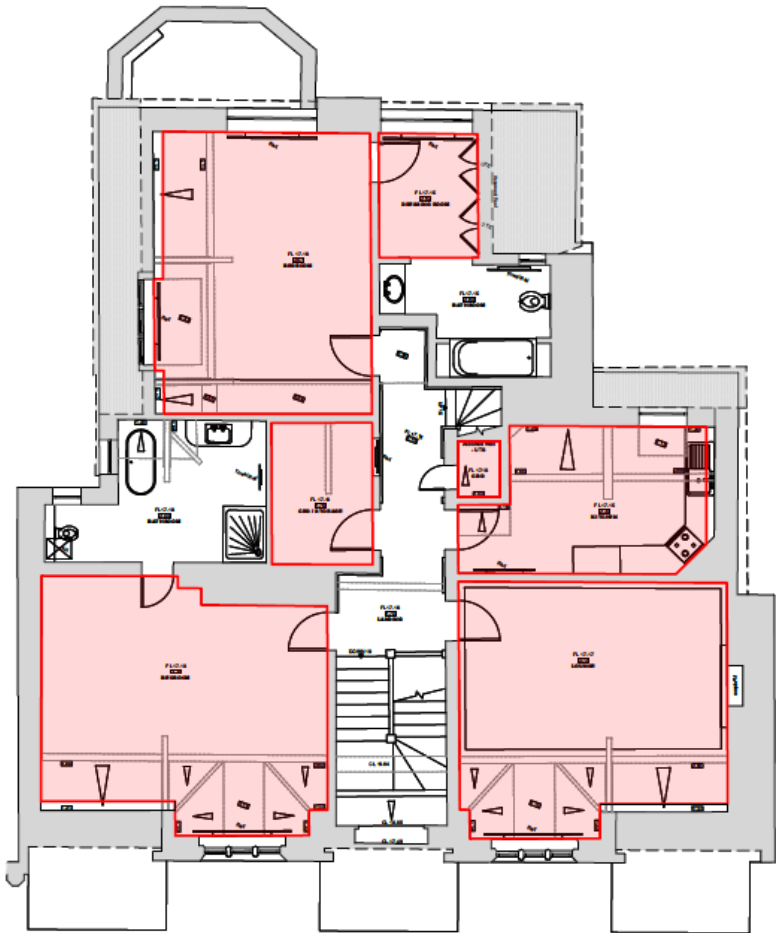
Existing Floorplans



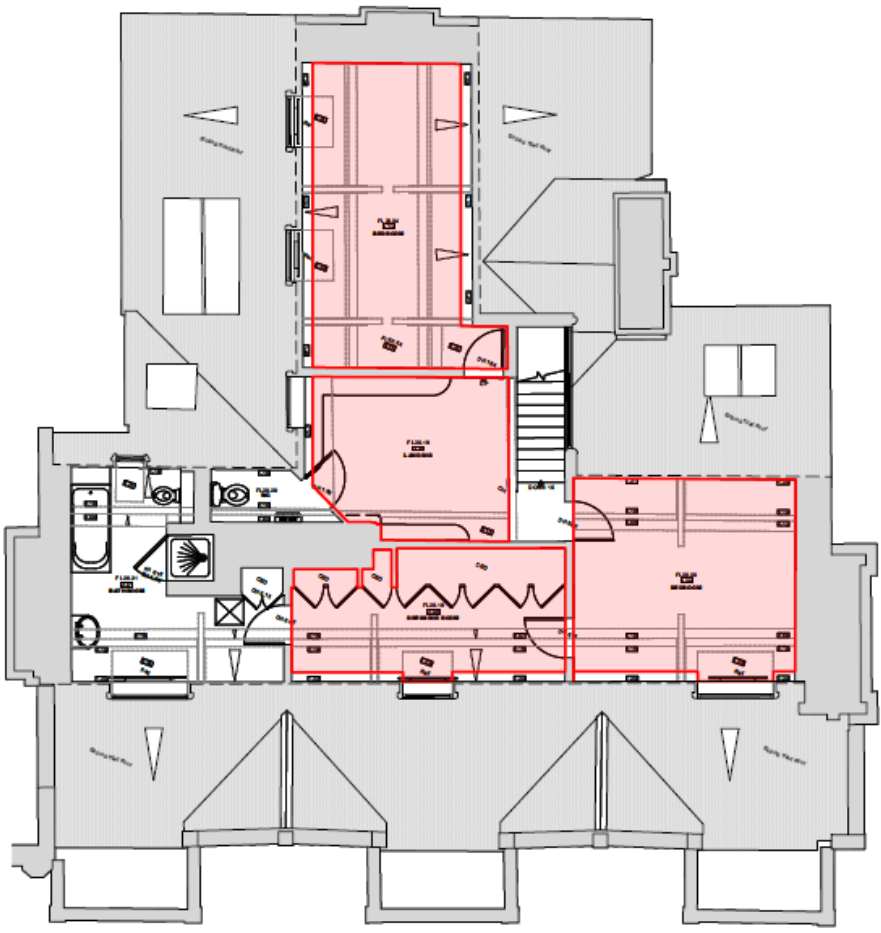
Ground (1,654 sq ft)



1st (1,534 sq ft)



2nd (1,169 sq ft)



3rd (605 sq ft)

For indicative purposes only