

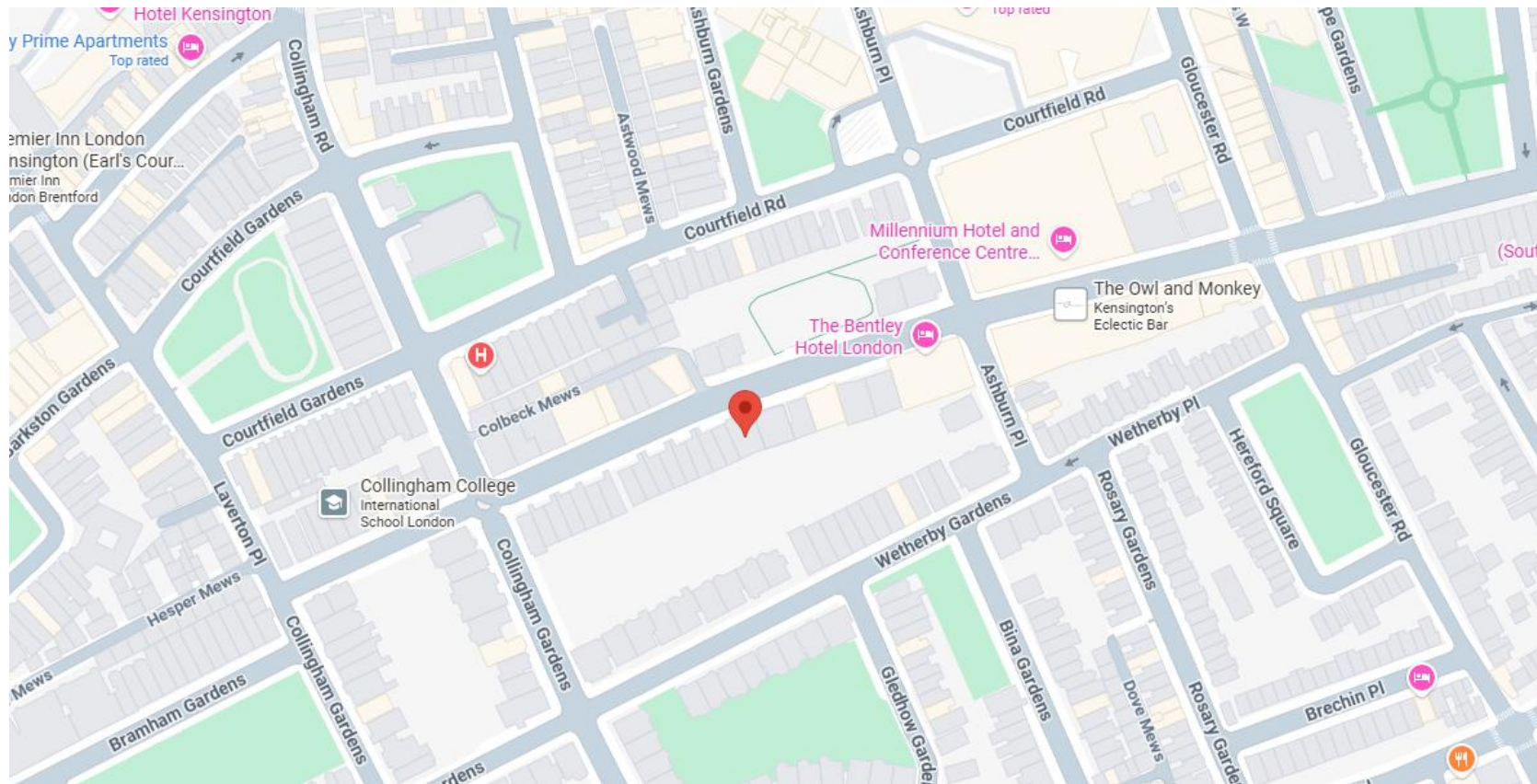
## 45 HARRINGTON GARDENS

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 3<sup>rd</sup> floors
- Office use with ancillary residential on 2<sup>nd</sup> and 3<sup>rd</sup> 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 (781.2 sq m) GIA. The total floor area of the office and ancillary residential is approx. 4,963 sq. ft (461.3 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 <sup>rd</sup>	605	56.3	Available
2 <sup>nd</sup>	1169	108.6	Available
1 <sup>st</sup>	1534	142.5	Available
Ground	1,654	153.7	Available
<b>Total</b>	<b>4,962</b>	<b>460.98</b>	

## Specification & Amenity

- Grade II\* listed
- Central heating
- Natural ventilation
- Good floor to ceiling heights
- Period features
- 3 x bathrooms
- Mansard floors (2<sup>nd</sup> and 3<sup>rd</sup>)
- 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

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