



FREEHOLD FOR SALE

1A PALACE GATE, SOUTH KENSINGTON

LONDON W8 5LS

GRADE II* LISTED FREEHOLD PROPERTY IN PRIME CENTRAL LONDON

R | B

ROBERT IRVING BURNS



1A PALACE GATE

EXECUTIVE SUMMARY

- A highly prominent Grade II* listed Victorian townhouse, originally known as Palace Gate House, constructed in the 1860s for John Forster, a close friend and biographer of Charles Dickens.
- Occupying a prime position in the heart of Kensington, directly overlooking Kensington Gardens, the property benefits from immediate proximity to Kensington Palace, Hyde Park and the Serpentine.
- The detached freehold extends to approximately 12,866 sq ft (1,195 sq m) GIA and is arranged over basement, ground and five upper floors, providing a substantial and well-configured vertical layout.
- The property is held under a Sui Generis planning use and was previously operating as a high-end casino, restaurant and bar, offering flexibility for a range of alternative uses (subject to the necessary consents), presenting a rare value-add and repositioning opportunity in a prime central London location.
- The property is offered with full vacant possession.
- Offers are invited in excess of £10,000,000 (Ten Million Pounds), for the freehold interest, subject to contract.





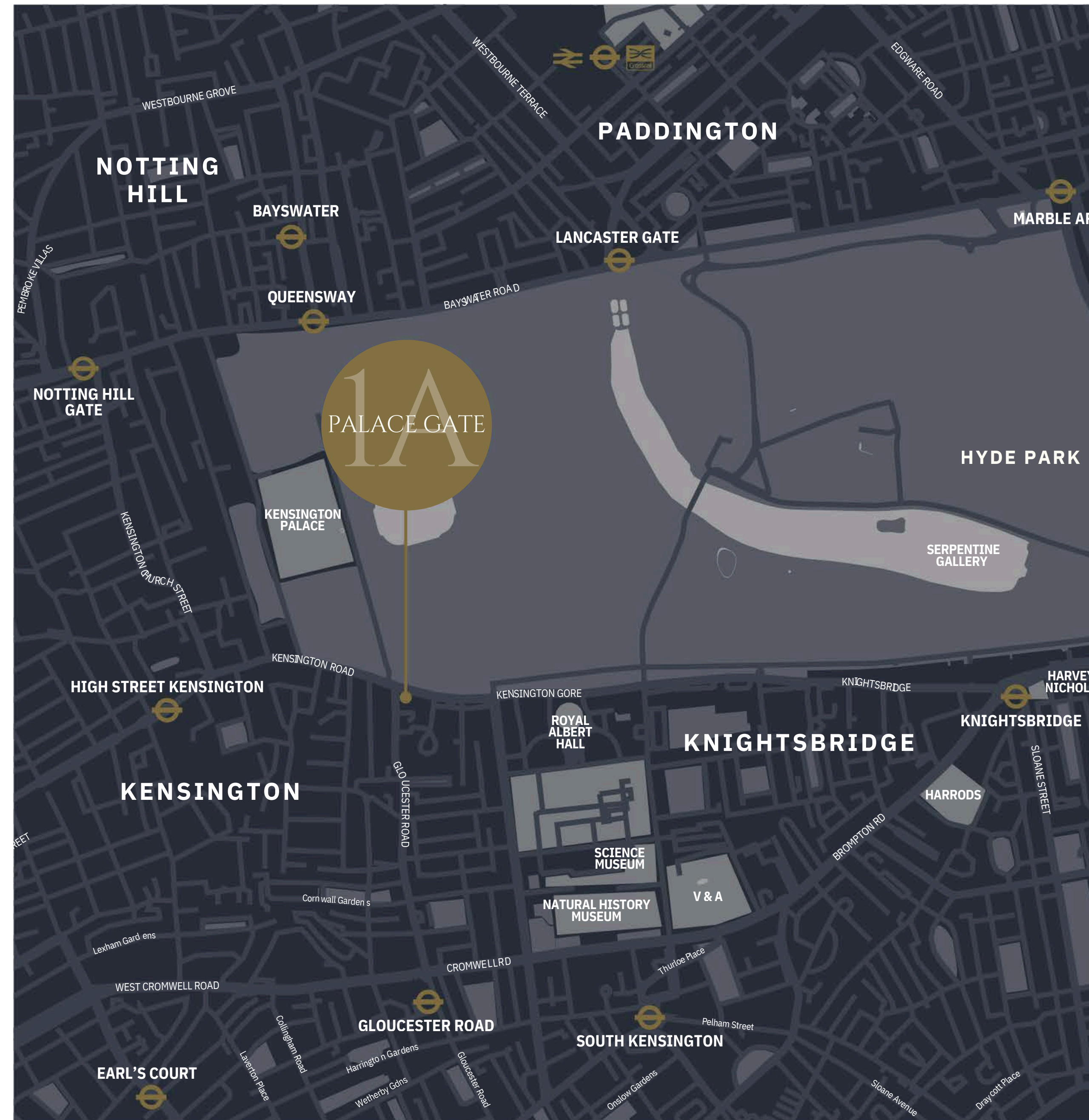
1A PALACE GATE,
SOUTH KENSINGTON

LOCATION

The property is located in the Royal Borough of Kensington and Chelsea, at the northern end of Palace Gate, opposite Kensington Palace Gardens and Hyde Park Gate. It is within walking distance of major cultural landmarks including Kensington Palace, the Royal Albert Hall, and the Natural History, Science, Victoria & Albert, and Serpentine museums.

The area is one of London's most prestigious residential locations, close to High Street Kensington and Knightsbridge, offering world-class retail such as Harrods and Harvey Nichols.

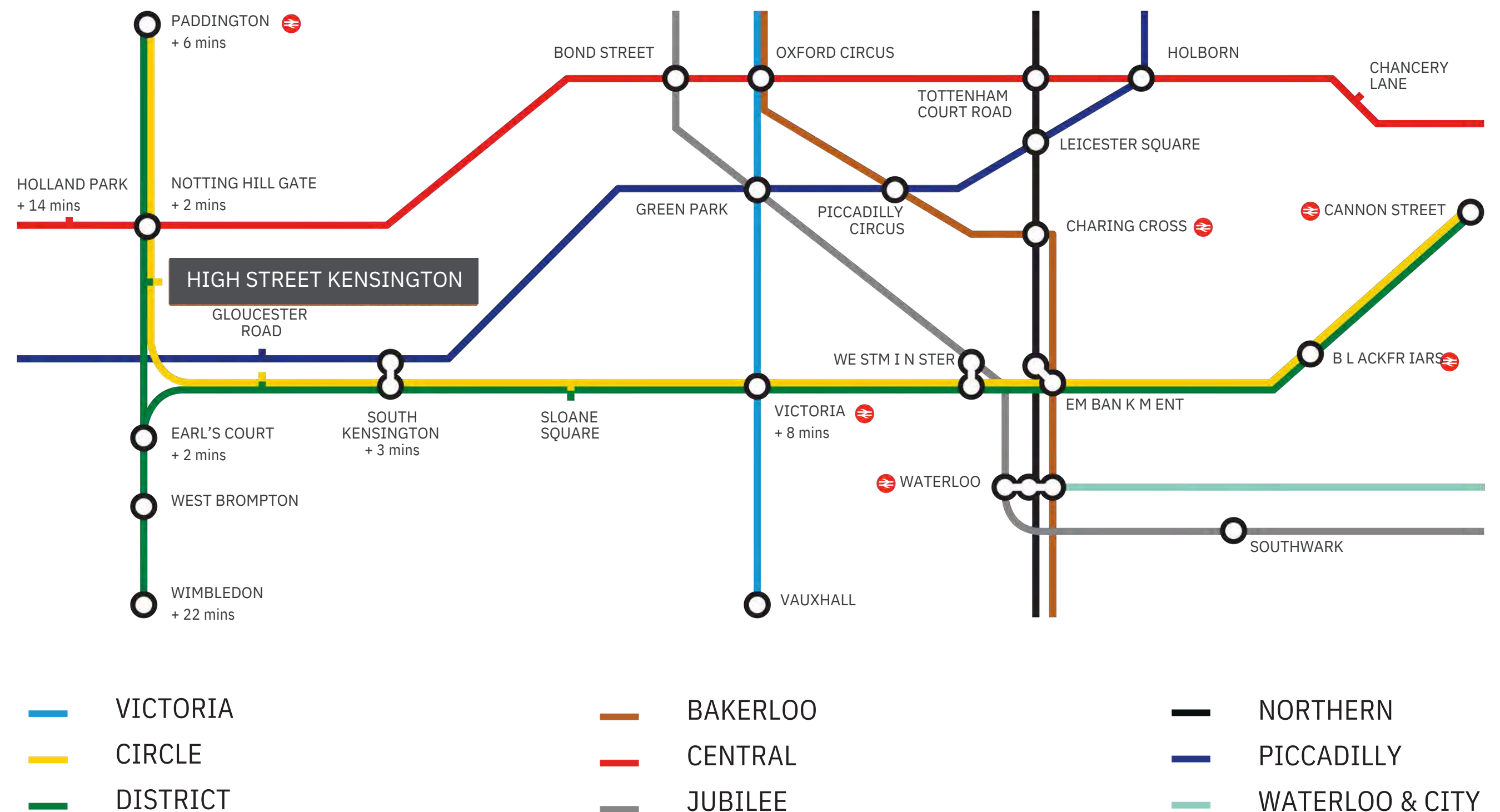
Knightsbridge also hosts renowned luxury hotels including the Mandarin Oriental, Bulgari, The Berkeley, The Lanesborough, and Four Seasons Park Lane, alongside embassies and leading institutions such as Imperial College London and the Royal College of Art.



CONNECTIVITY

The nearest underground station is High Street Kensington which is approximately 0.6km (0.4 miles) to the west of the Property along Kensington High Street and serves the District and Circle Lines. Gloucester Road is immediately 0.8km (0.5 miles) to the south of the Property and Knightsbridge underground station is approximately 1.6km (1 mile) to the east and serves the Piccadilly Line. Paddington Station is just 1.9km (1.2 miles) north of the Property providing easy access to the Home Countries, Heathrow and the West Country.

London Heathrow Airport is approximately 17.6km (11 miles) to the west along the A4/M4 Motorway or via Paddington Station.



LOCAL AREA

The Property sits amongst some of London's most prestigious tourist and cultural attractions with Kensington Palace, the Royal Albert Hall, the Natural History Museum, the Science Museum, the V&A Museum and the Serpentine Gallery all within easy walking distance.

The surrounding area is synonymous as one of London's most sought after residential addresses, and is within easy reach of the established retail areas of High Street Kensington and Knightsbridge, home to the luxury departments stores Harrods and Harvey Nichols.

Nearby Knightsbridge boasts some of London's most exclusive hotels including The Mandarin Oriental, The Bulgari, The Berkeley, The Lanesborough and The Four Seasons Hotel London at Park Lane.

Within the immediate vicinity of Palacegate Casino, there are a number of Embassy's and High Commission buildings, as well as some of the Capital's leading educational institutions, notably Imperial College London, the Royal College of Arts and the French Lycée.



THE PROPERTY

Originally constructed in 1862 for John Forster, close friend and biographer of Charles Dickens, the property was extensively reconstructed between 1896 and 1898 by noted architect C J Harold Cooper, thereafter becoming known as Palace Gate House.

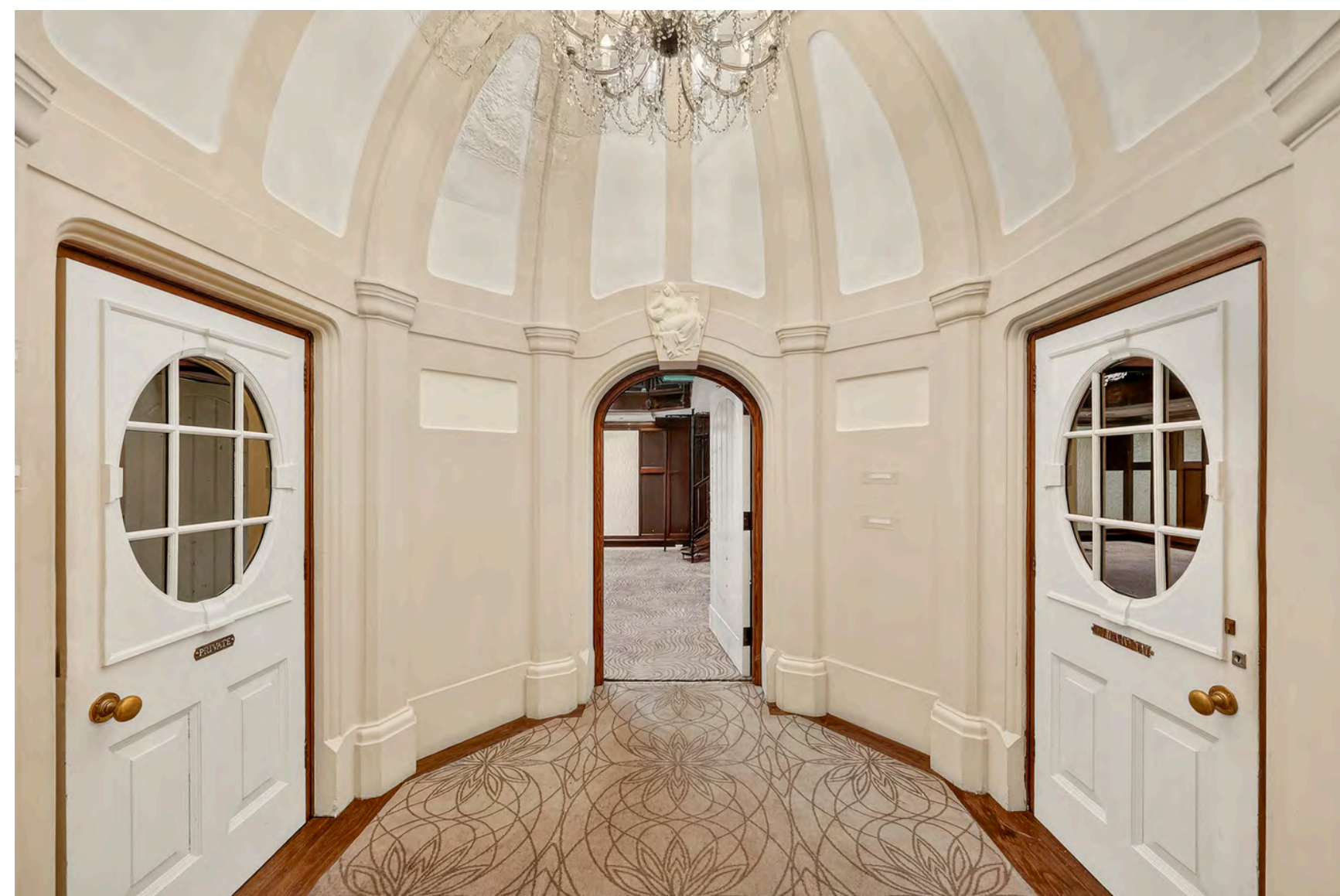
The Grade II* listed freehold building is arranged over basement, ground and five upper floors, providing a substantial and well-configured vertical layout.

Historically, the basement, ground and first floors were utilised for public-facing uses, with the upper floors providing office accommodation and ancillary storage space.

| Floor | GIA (SQ FT) | GIA (SQ M) |
|--------------|---------------|--------------|
| Basement | 2,864 | 266 |
| Ground | 2,446 | 227 |
| First Upper | 2,541 | 236 |
| first | 356 | 33 |
| Second | 1,425 | 132 |
| Third | 1,404 | 130 |
| Fourth | 1,237 | 115 |
| Fifth | 593 | 55 |
| TOTAL | 12,866 | 1,195 |

Indicative Gross Internal floor areas, which include staircases, are as shown below, as provided by the vendor and should not be relied upon





PLANNING & ALTERNATIVE USE

The Property is situated within the Royal Borough of Kensington and Chelsea and benefits from an exceptional planning context. The building is Grade II listed* and lies within the De Vere Conservation Area, reflecting its significant architectural and historic importance.

The existing lawful use of the Property is as a Casino (Sui Generis) under the Town and Country Planning (Use Classes) Order 1987.

Given the scale, configuration and prestigious location of the building, it is considered highly suitable for a variety of alternative uses, subject to obtaining the necessary planning permissions and listed building consents.

Potential alternative uses include:

- National Embassy or High Commission
- Private Members' Club
- Private Office / Headquarters
- Single Private Residence
- Boutique Hotel
- Educational or Institutional Use
- Religious or Cultural Venue

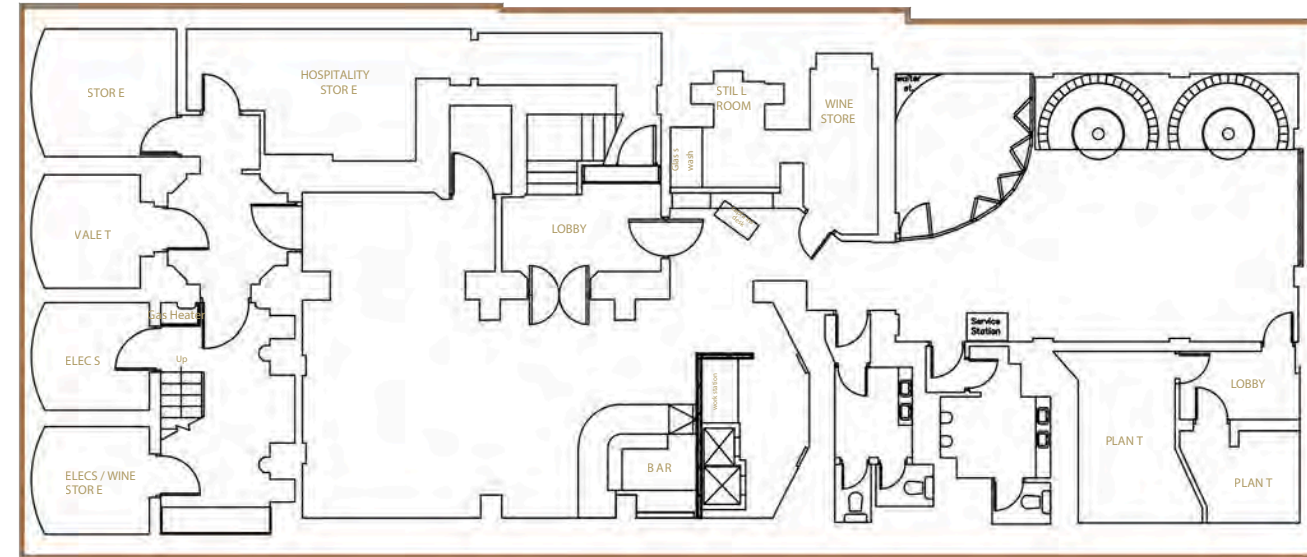
Prospective purchasers are advised to make their own enquiries with the local planning authority.



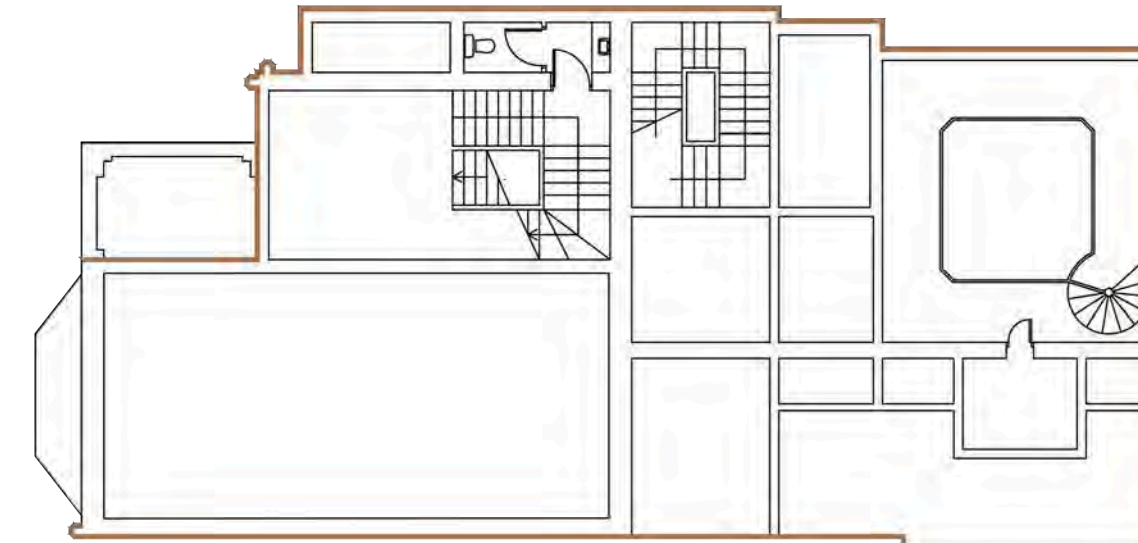
FLOOR PLANS

1A PALACE GATE

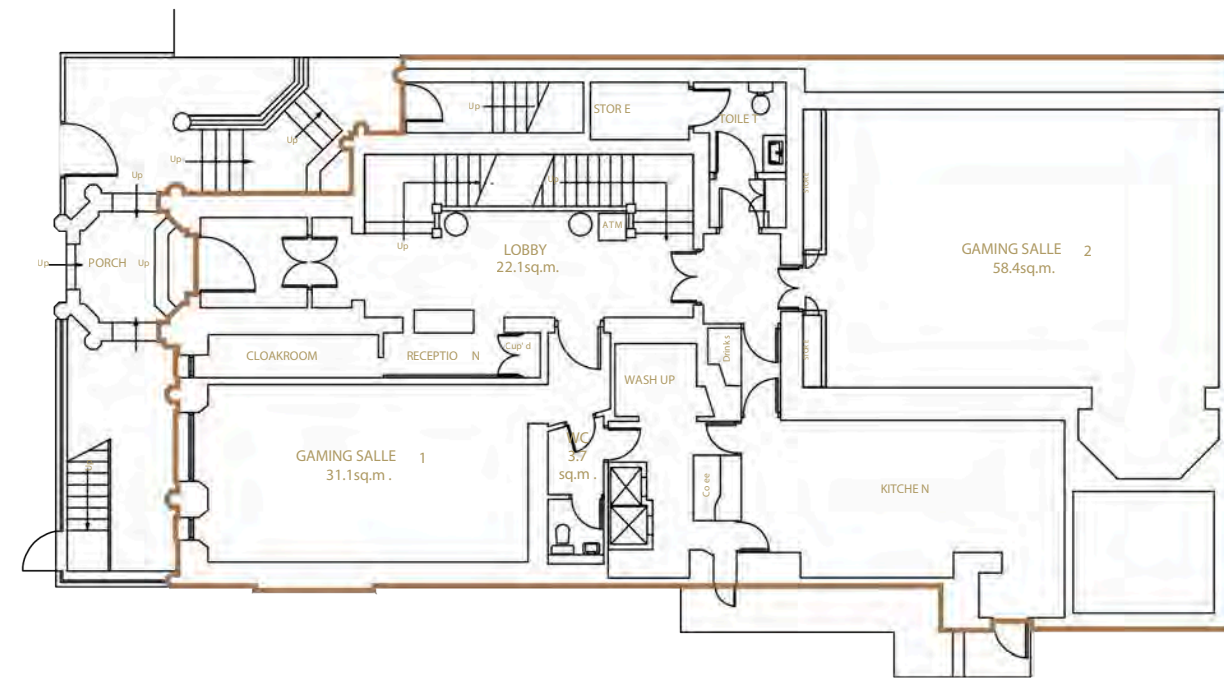
BASEMENT



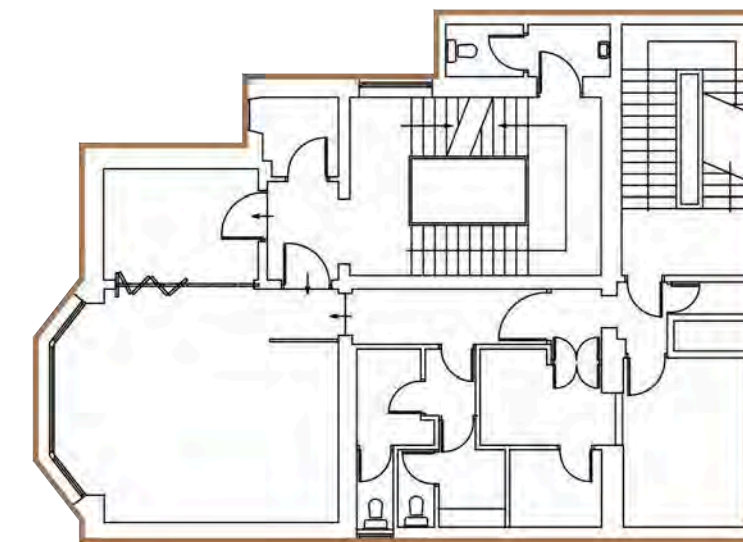
UPPER FIRST



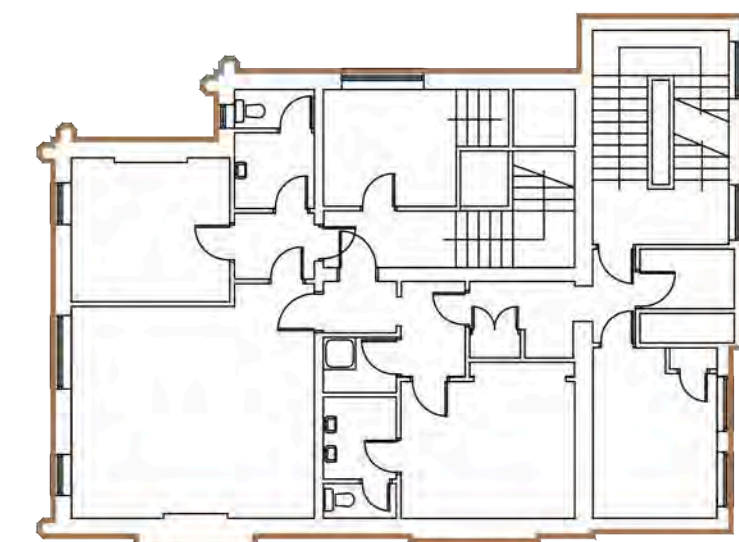
GROUND



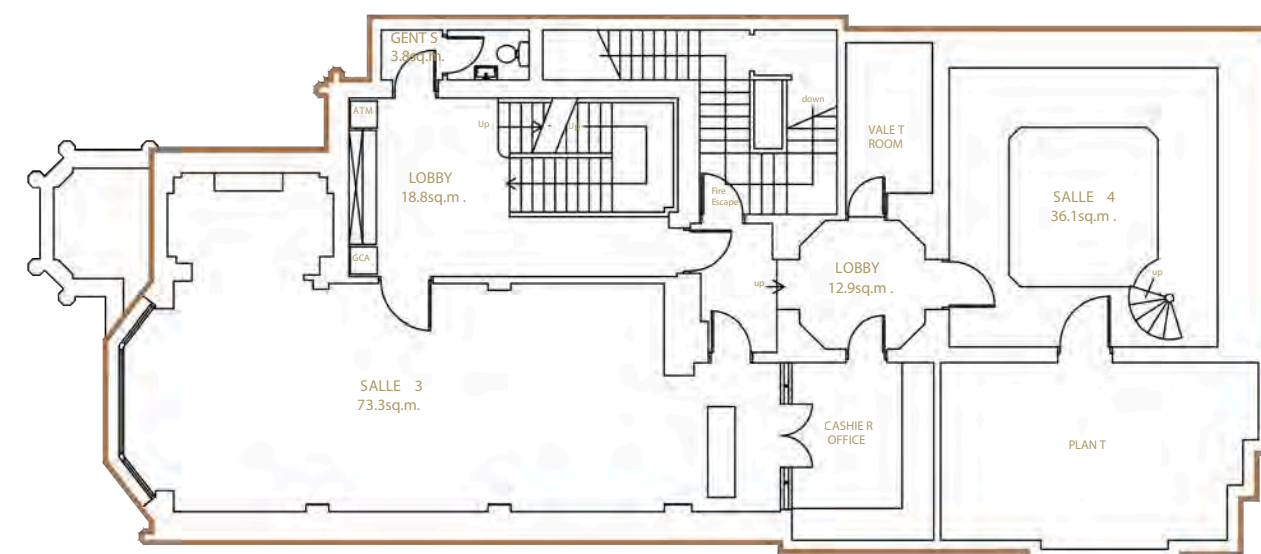
SECOND



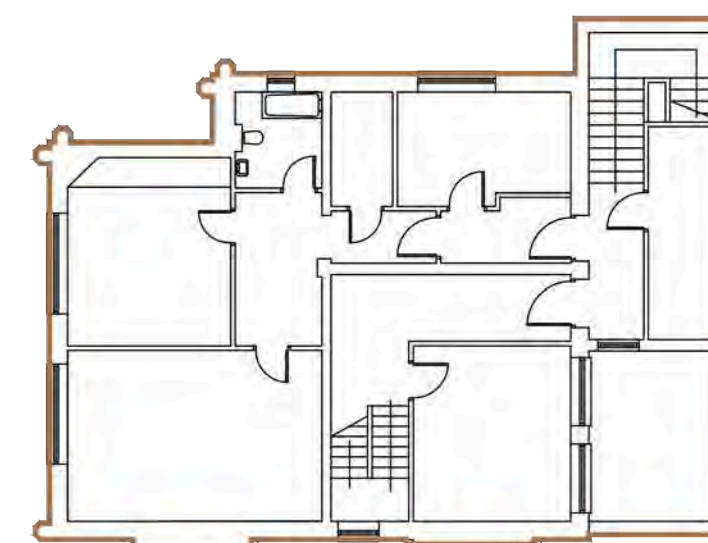
THIRD



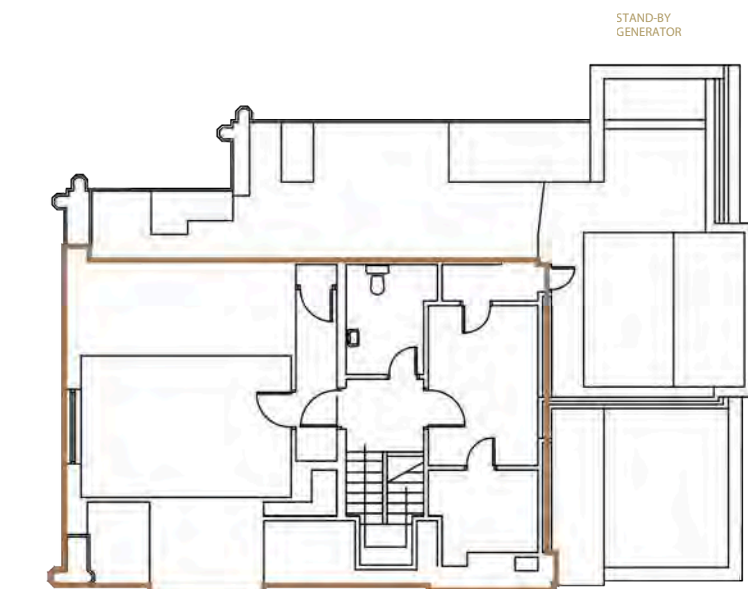
FIRST



FOURTH



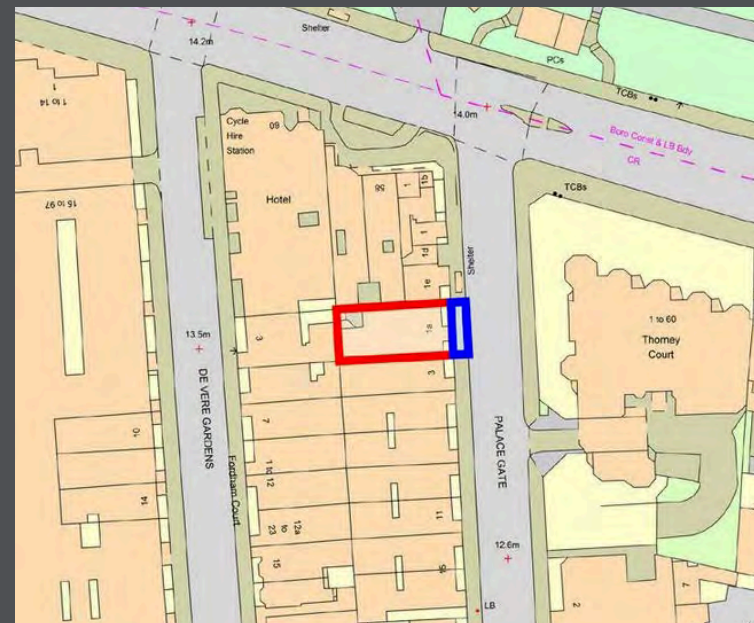
FIFTH



Floorplans are indicative only and not to scale.

TENURE

The property is held Freehold and is registered at HM Land Registry under the title number LN3490.



PRICE

Offers are invited in excess of £10,000,000 (Ten Million Pounds), for the freehold interest, subject to contract.

ANTI-MONEY LAUNDERING

In line with Anti-Money Laundering requirements, the successful purchaser will be required to provide satisfactory identification and evidence of source of funds.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

FOR FURTHER INFORMATION CONTACT:

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