

# 33 CLARGES STREET

MAYFAIR W1

Prime Mayfair freehold with change of use potential

**For sale on behalf of LPA Receivers**

# RARE OPPORTUNITY TO ACQUIRE A HERITAGE MAYFAIR FREEHOLD WITH CHANGE OF USE POTENTIAL, SUITED TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS ALIKE.

## EXECUTIVE SUMMARY

- Freehold
- Prestigious Grade II listed former townhouse
- Prominently situated on Clarges Street, in the heart of Mayfair, one of London's most exclusive districts, surrounded by elegant garden squares, world-class hotels, embassies, and fine-dining venues
- Extremely well-connected with Green Park and Bond Street stations situated within a short walking distance
- 4,268 sq ft (396.4 sq m) of mixed-use commercial and residential accommodation arranged over lower ground, ground and three upper floors
- Available with full Vacant Possession
- Potential to explore alternative uses with previous planning consent for a change of use of the entire property to a single-family (C3) residential dwelling

**Offers invited in excess of £5,250,000, subject to contract, reflecting a capital value of £1,230 per sq ft**





MAYFAIR

# PRIME MAYFAIR

Mayfair is globally renowned for its rich heritage, commercial prominence, luxury amenities, prestigious hotels, and prime real estate.

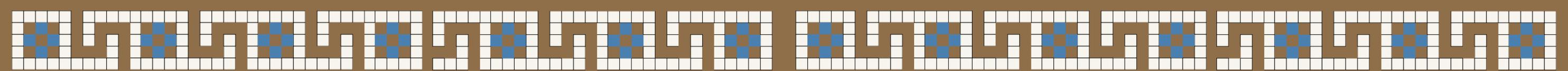
Alongside the world-class shopping destinations of Bond Street and Regent Street and home to iconic brands such as Louis Vuitton and Patek Philippe 33

Clarges Street enjoys exceptional proximity to some of London's most distinguished hotels, historic garden squares and private members' clubs.

Nearby luxury hotels include Claridge's, The Ritz London, The Connaught and The Dorchester all within comfortable walking distance.

The area is equally well served by an array of prestigious private members' clubs, including Annabel's and The Arts Club.

The amenity offering on Berkeley Square, which is within a few minutes walking distance of Clarges Street, enhances the exclusivity and appeal of the location further.



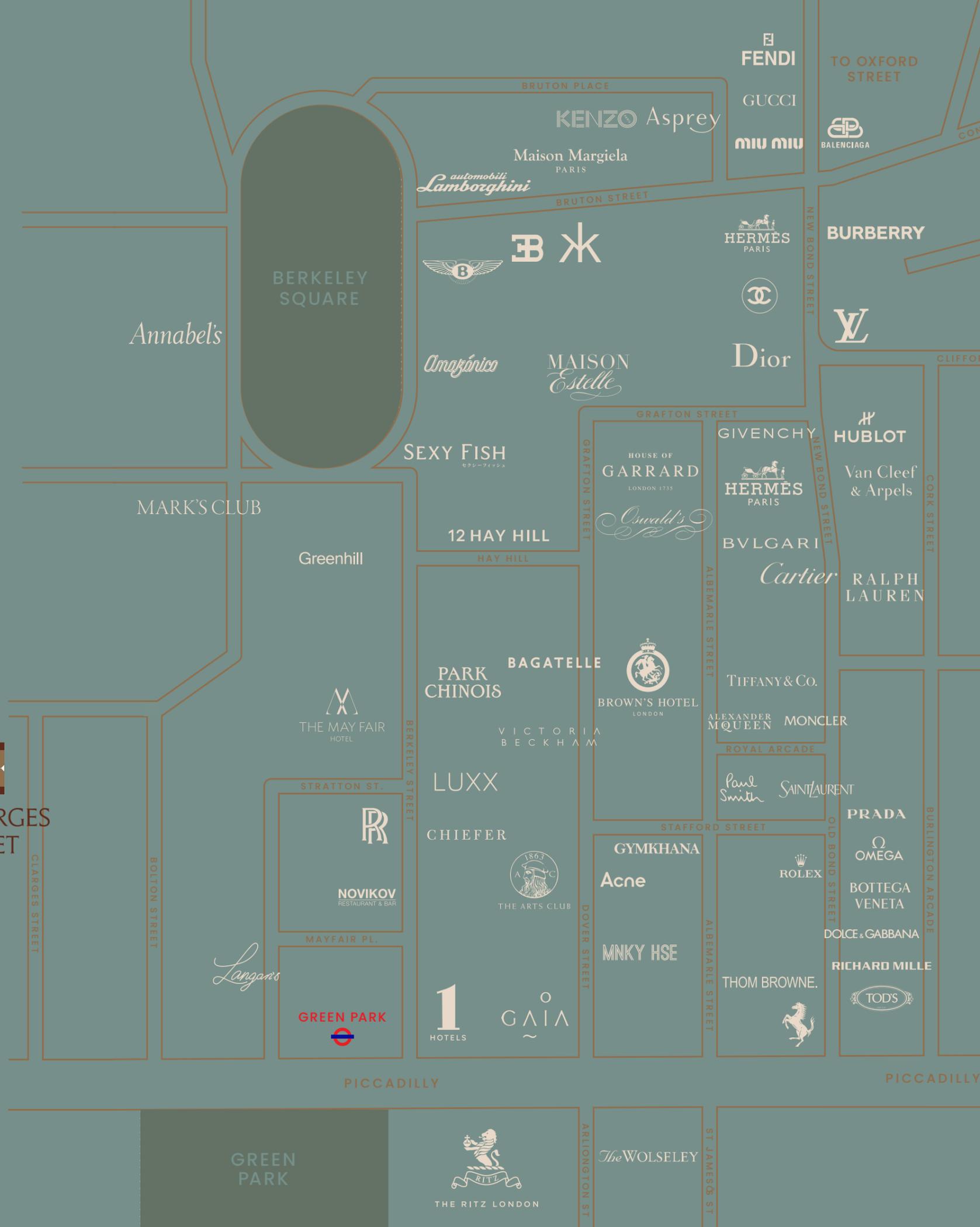
# IN GOOD COMPANY

The building occupies a prominent position on the western side of Clarges Street which runs parallel to Bolton Street and links directly to Berkeley Square via Curzon Street.

Due to its premium location, the property is surrounded by world class luxury retail and amenity. Consequently, the location is widely regarded as one of most desirable areas to live and work.



  
33 CLARGES STREET



# WELL CONNECTED

A prime Mayfair location benefitting from exceptional connectivity, with major transport links just a short walk away.



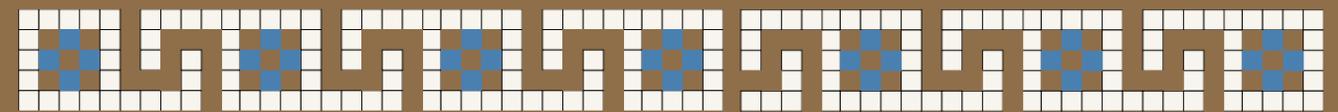
# TRANSPORT CONNECTIONS

Walking times from 33 Clarges Street, W1 (Mins)

GREEN PARK		3
PICCADILLY CIRCUS		6
BOND STREET		8
OXFORD CIRCUS		12

Elizabeth Line Times from Bond Street (Mins)

TOTTENHAM COURT ROAD		02
PADDINGTON		6
FARRINGDON		8
LIVERPOOL STREET		10
HEATHROW AIRPORT		28



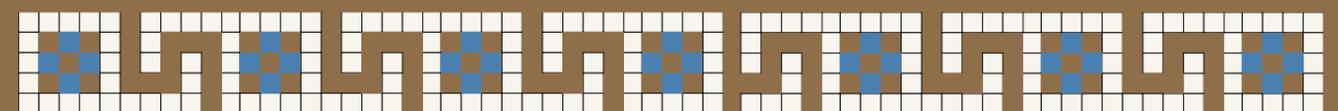
## THE BUILDING

33 Clarges Street is a charming Grade II listed period building, originally constructed in the 18th century as a terraced townhouse.

Today, the building comprises of 4,268 sq ft (396.4 sq m) of office and residential accommodation arranged across lower ground, ground, and three upper floors. The space benefits from high ceilings and excellent natural light, creating a bright

and spacious environment. With various heritage features throughout and a prestigious Mayfair address, 33 Clarges Street offers an un-paralleled combination of historic elegance and modern sophistication.

The lower ground, ground, 1st and 2nd floors comprise commercial accommodation whilst the 3rd floor comprises residential accommodation.

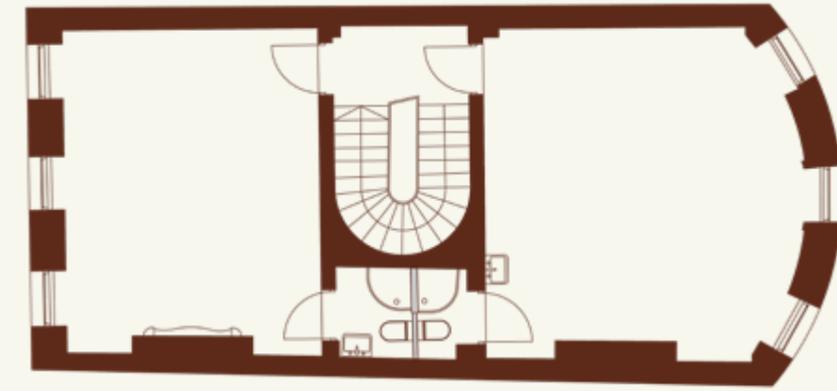


# ACCOMMODATION

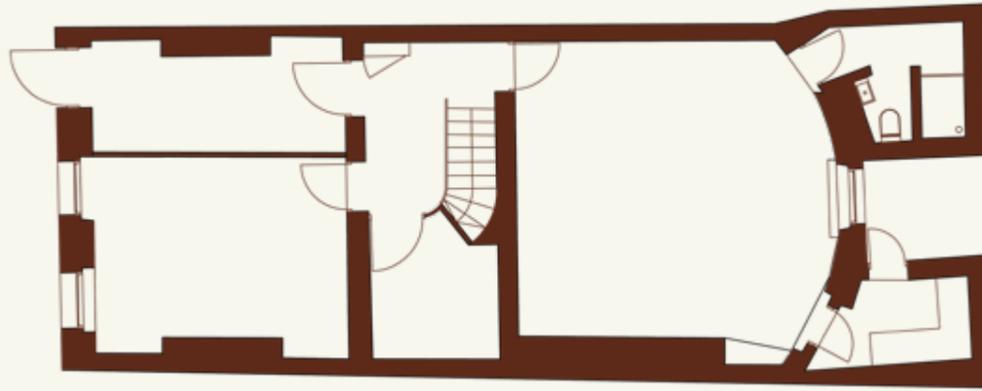
The property has been measured by Sterling Temple, in accordance with the RICS Code of Measuring Practice.

The floor areas are as follows:

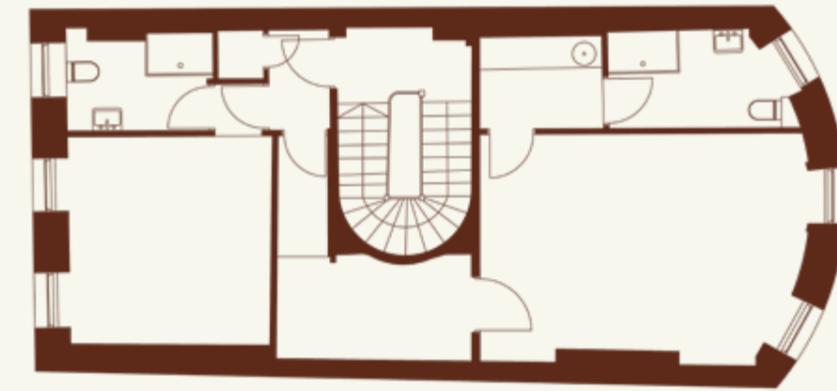
Floor	GIA (Sq ft)	GIA (Sq m)
3rd	854	79.3
2nd	826	76.7
1st	827	76.8
Ground	879	81.7
Lower Ground	882	81.9
<b>Total</b>	<b>4,268</b>	<b>396.4</b>



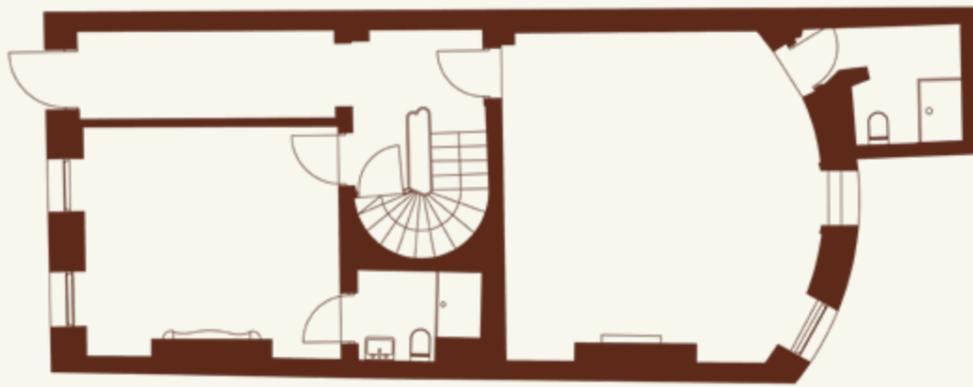
1st Floor



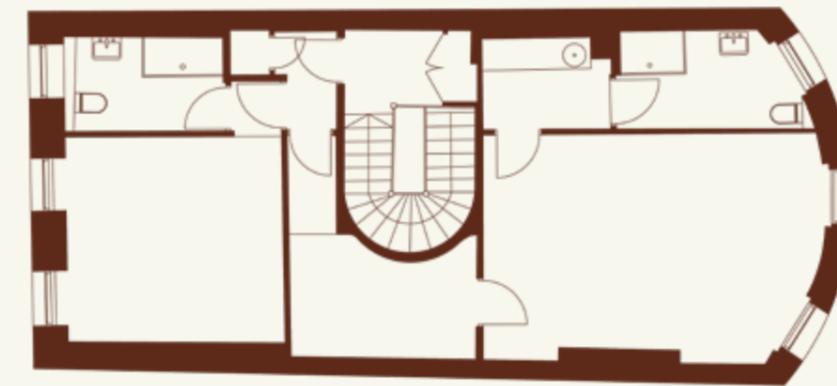
Lower Ground



2nd Floor



Ground



3rd Floor







## THE OPPORTUNITY

The property offers potential for conversion to a single-family residence (Class C3), including the addition of a new basement, excavation beneath pavement vaults, installation of plant and solar panels at the main roof, replacement of windows on both front and rear elevations, and the addition of two internal lifts, requiring only minor internal demolition works.

The building previously had approved planning permission for the development outlined above (**14/04615/FULL**) although this has now lapsed.

## TENURE

Freehold (Title Number: LN64618)

## VAT

The property is not elected for VAT.

## PLANNING

33 Clarges Street is located within the London Borough of the City of Westminster. The building is Grade II listed and situated within the Mayfair Conservation Area.

## EPC

A copy of the EPC is available upon request.

## METHOD OF SALE

The property is being offered on behalf of the LPA Receivers in conjunction with Acuitus Auctions.

The property will be offered for sale at the Acuitus auction on 26th March 2026 (unless otherwise sold prior).

## PROPOSAL

Offers invited in excess of £5,250,000, subject to contract, reflecting a capital value of £1,230 per sq ft

## CONTACTS



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