MATT SIDDELL
REAL ESTATE ADVISORY

FOR SALE

20 UPPER GROSVENOR STREET, MAYFAIR, LONDON W1K 7PB

PRIME CENTRAL LONDON MIXED USE INVESTMENT / DEVELOPMENT OPPORTUNITY

HIGHLIGHTS

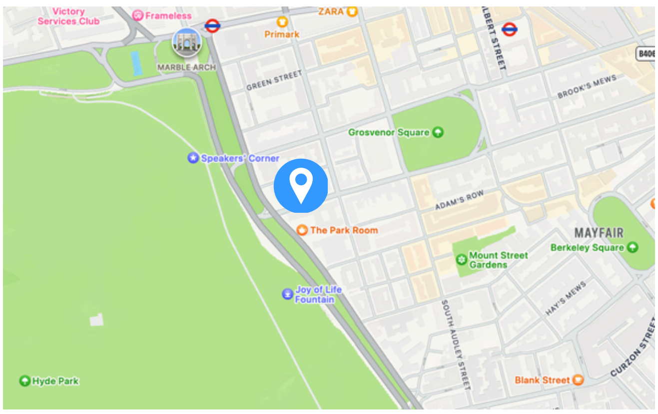
- Prestigious Mayfair address, close to Grosvenor Square, Hyde Park, and Park Lane
- Currently arranged as offices and residential apartment
- Exceptional connectivity: Bond Street (Elizabeth Line, Central & Jubilee) and Green Park (Piccadilly, Victoria, Jubilee) nearby
- Surrounded by embassies, luxury hotels, Michelin-starred restaurants, and London’s finest shopping in Mount Street and Bond Street
- Favoured by international investors for its security, prestige, and enduring property values

LOCATION

- In Mayfair’s golden postcode, steps from Park Lane, Hyde Park, Grosvenor Square, and London’s most iconic luxury destinations
- A freehold townhouse address, surrounded by embassies, five-star hotels, and Bond Street’s world-renowned luxury shopping
- Unparalleled connectivity: walk to Bond Street, Marble Arch, and Green Park stations, direct links to Heathrow, Gatwick, and Canary Wharf
- Favoured by ultra-high-net-worth families for its discretion, safety, and enduring long-term value preservation in central London
- Neighbouring Savile Row, Mount Street, and Park Lane, this is London’s most elite residential and investment neighbourhood

DESCRIPTION

- Freehold Mayfair townhouse arranged over **six floors**
- Comprising **9,343 sq ft**: offices (basement to second floor) + a residential apartment (third and fourth floors)
- Offices stripped out ready for **Cat A+ refurbishment**
- Rare **freehold** opportunity in one of London’s most tightly held neighbourhoods



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KEY FEATURES

- Freehold townhouse building in the heart of Mayfair
- Substantial building: 9,343 sq ft across six floors
- Dual-use: commercial offices + residential apartment.
- Estimated rental value (office use): £1,500,000 p.a

PLANNING & DEVELOPMENT POTENTIAL

Ideal for conversion to prime residential use (subject to planning permission) or luxury office refurbishment.

21 Upper Grosvenor Street sold for £45,000,000 in January 2023.

Permitted use and opportunity to reposition as:

- High-end single-family residence
- Prime Central London apartments (1 per floor)
- HQ office

ANTI-MONEY LAUNDERING

In compliance with anti-money laundering legislation, the successful bidder will be required to submit relevant documents which will be requested before agreeing Heads of Terms with the vendor.

TENURE

Rare freehold Mayfair asset on the Grosvenor Estate.

LISTED BUILDING

The property is not listed.

VAT

No VAT payable.

SDLT

SDLT is payable at the reduced commercial rates, not more than 5%.

LOCAL AUTHORITY

Westminster City Council

TERMS

Offers for the freehold interest are invited in excess of **£25,000,000**.
Existing Value: **£27,500,000**.
Gross Development Value: **£50,000,000**
(subject to planning permission being obtained).

CONTACT

Images, floor plans and further information available upon request. Please contact:

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FLOOR PLANS

Bond Street


Mayfair


20 Upper Grosvenor Street

Disclaimer: This document is prepared for information purposes only. All figures are indicative and subject to change by the vendor. This document does not constitute investment, financial, legal, or tax advice, nor does it represent a contractual offer or commitment. Any reliance placed on the contents of this report is strictly at the reader's own risk.

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