MATT SIDDELL
REAL ESTATE ADVISORY

FOR SALE

21 LEES PLACE, MAYFAIR, W1K 6LP

PRIME CENTRAL LONDON RESIDENTIAL INVESTMENT / DEVELOPMENT OPPORTUNITY

Set within a discreet Mayfair mews, 21 Lees Place offers a rare freehold investment comprising two apartments and two garages with existing income.

Potential to extend, reconfigure, or convert into a single 4,000 sqft private residence. This property presents exceptional scope in one of London's most central and prestigious locations.

HIGHLIGHTS

- Freehold Mayfair building comprising two upper-floor apartments and two ground-floor garages
- Rare dual-use investment with both residential ASTs and commercial garage leases
- Potential to convert garages to prime residential, subject to necessary consents

DESCRIPTION

Prime freehold in a discreet Mayfair mews location, tightly held and rarely available.

Current configuration:

- **Residential area:** 1,710 sq ft (two apartments, both let on ASTs)
- **Garage area:** 1,308 sq ft (two garages, both let on commercial leases)

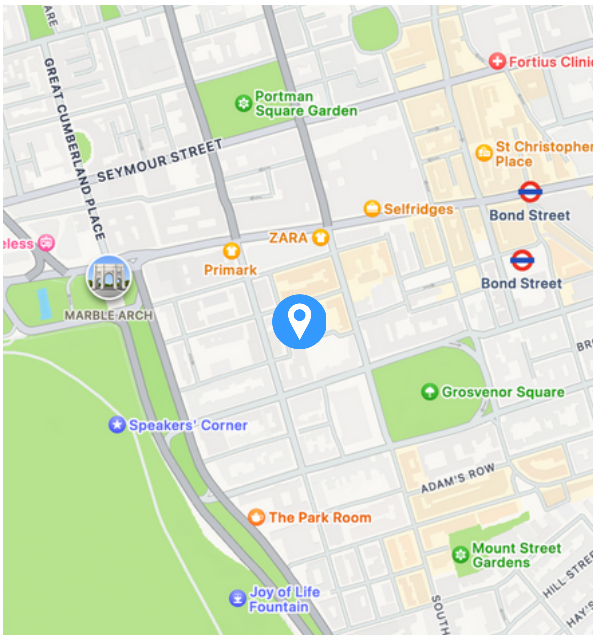
Scope for **ground floor extension** and **addition of a new lower ground floor level** to convert into single private residence providing 4,000 sq ft GIA.

LOCAL AUTHORITY

Westminster City Council

LOCATION

- Situated in **Mayfair's residential heart**, close to Grosvenor Square, Hyde Park, and Park Lane
- **Exceptional connectivity**: Marble Arch, Bond Street (Elizabeth Line, Central & Jubilee), and Green Park stations all within walking distance
- Surrounded by London's finest hotels, luxury boutiques, and Michelin-starred dining
- Favoured by Middle Eastern and international families for its security, prestige, and long-term value preservation



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KEY FEATURES

- Freehold Mayfair investment with dual residential and commercial income
- Two apartments and two garages with existing tenancies
- Development potential to increase residential footprint

PLANNING & DEVELOPMENT POTENTIAL

- Potential to convert garages to high-value residential (STPP)
- Possible extension of the ground floor and addition of a new lower ground level
- Scope to enhance rental income and capital values through refurbishment and reconfiguration

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.

VAT

No VAT payable.

LISTED

The property is not listed.

TENURE

Freehold.

SDLT

Commercial rates at the reduced level may apply.

TERMS

Offers for the freehold interest are invited in excess of **£10,000,000.**

Gross Development Value: £20,000,000 (subject to planning permission being obtained).

CONTACT

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

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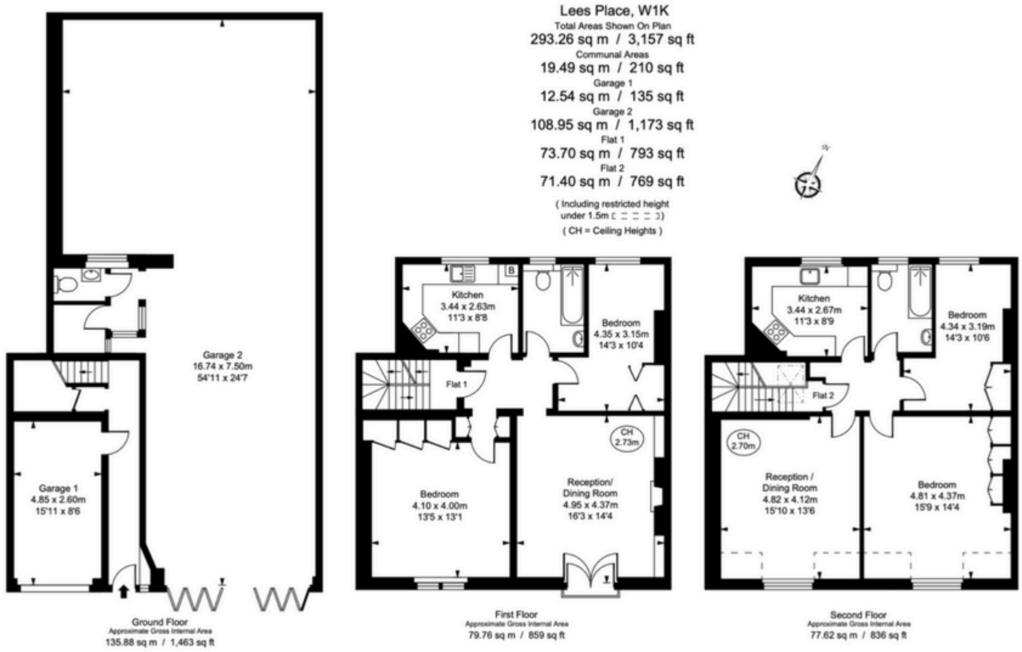

Bond Street


Mayfair


21 Lees Place

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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