



11 Elvaston Place

South Kensington, London, SW7 5QG

Elegant and Private First Floor Office

708 sq ft
(65.78 sq m)

- Prestigious First Floor Offices.
- Hewn from a Stunning Period Building.
- Outstanding Ceiling Heights & Period Features.
- Excellent Private Balcony.
- Four Person Passenger Lift.
- Multiple Medical Operators in situ.

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Summary

Available Size	708 sq ft
Rent	£38,000 per annum
Business Rates	Upon Enquiry
EPC Rating	C (73)

Description

A magnificent parade of period buildings comprising a mix of residential dwellings and private office destinations. This particular building is presented in superior physical condition and enjoys a highly convenient location just off Gloucester Road.

The property can be accessed via the grand original staircase or a shared passenger lift and enjoys the most sumptuous of interiors by virtue of its incredible 3.7m ceiling heights, ornate and extensive original decorative corning and some gorgeous views across this special parade of handsome buildings. The property has just been comprehensively refurbished with carpeted flooring, spectacular paintwork and extensive natural light that invites you out to enjoy the wonderful private terracing.

Location

Elvaston Place is a prestigious road in the heart of South Kensington. Set between the junctions of Gloucester Road and Queen's Gate the property has immense convenience with regards to the well-regarded shopping, dining and entertainment facilities close by and now presents a fine opportunity for a Private Family Office or Medical Company to enjoy this special location and the high levels of local affluence that is part of the SW7 locale.

The property also enjoys an exceptional PTAL Rating of 6A.

Terms

Rent: £38,000 per annum.

VAT: The Premises are not elected for VAT.

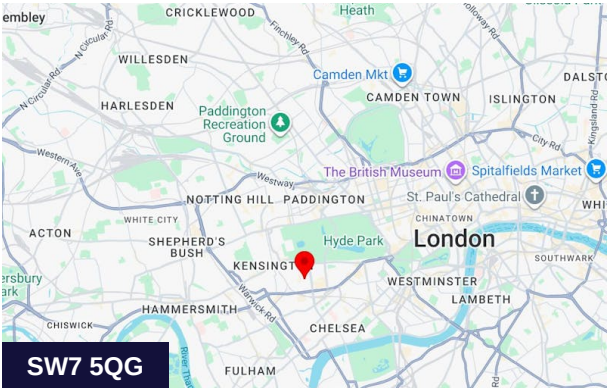
Business Rates: Upon Enquiry.

Local Authority: Royal Borough of Kensington & Chelsea

Possession: Full vacant possession immediately on possession of legal formalities.

Lease Terms: Available Immediately. A new lease granted outside the Landlord & Tenant Act 1954 containing a mutual break clause at the end of the tenancy.

Legal Costs: Each party is to pay their own legal costs.



Viewing & Further Information



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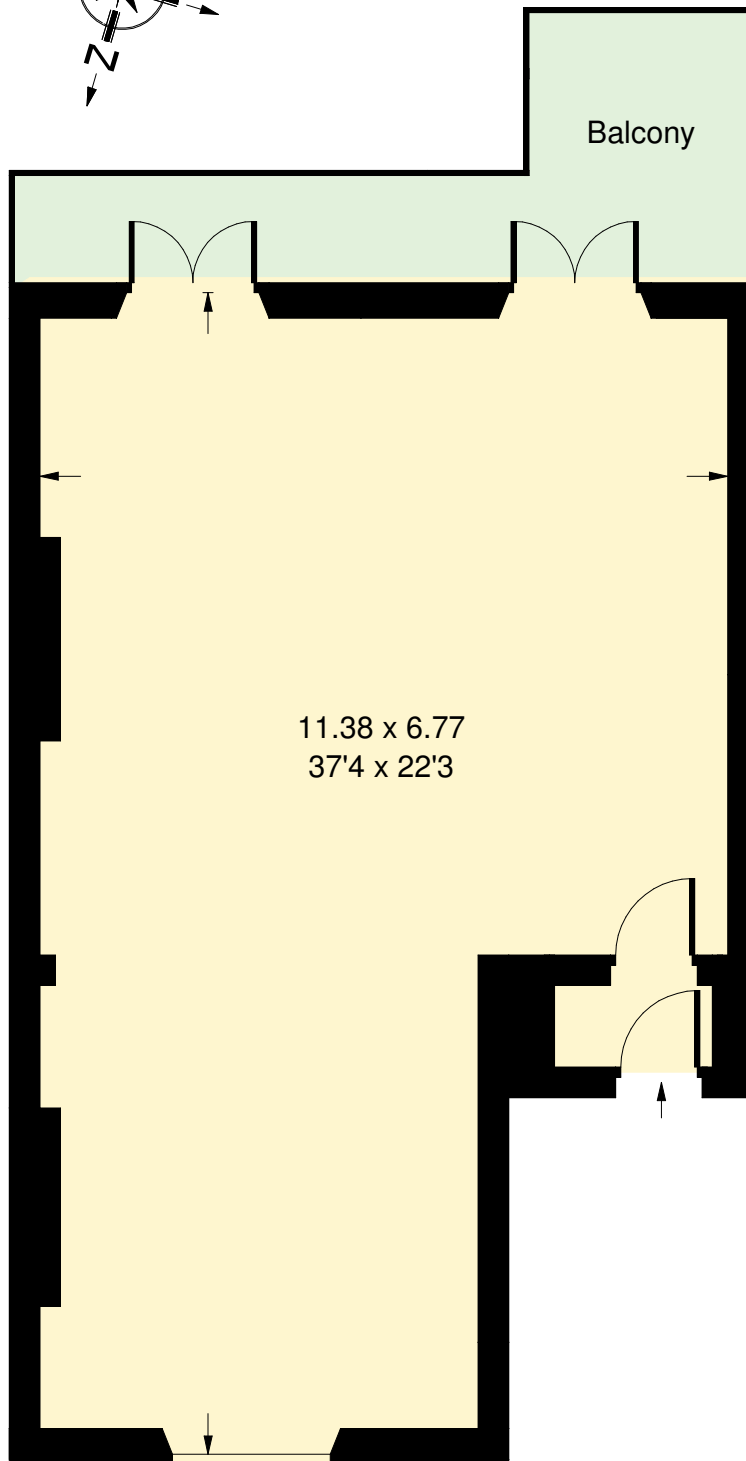
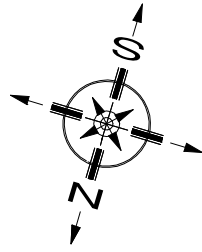


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Elvaston Place, SW7

Approx. Gross Internal Area
65.8 sq m / 708 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.