

21, 22 & 23 Beauchamp Place
Knightsbridge
London
SW3

**MIXED USE DEVELOPMENT
OPPORTUNITY**

Winkworth

Development & Commercial Investment

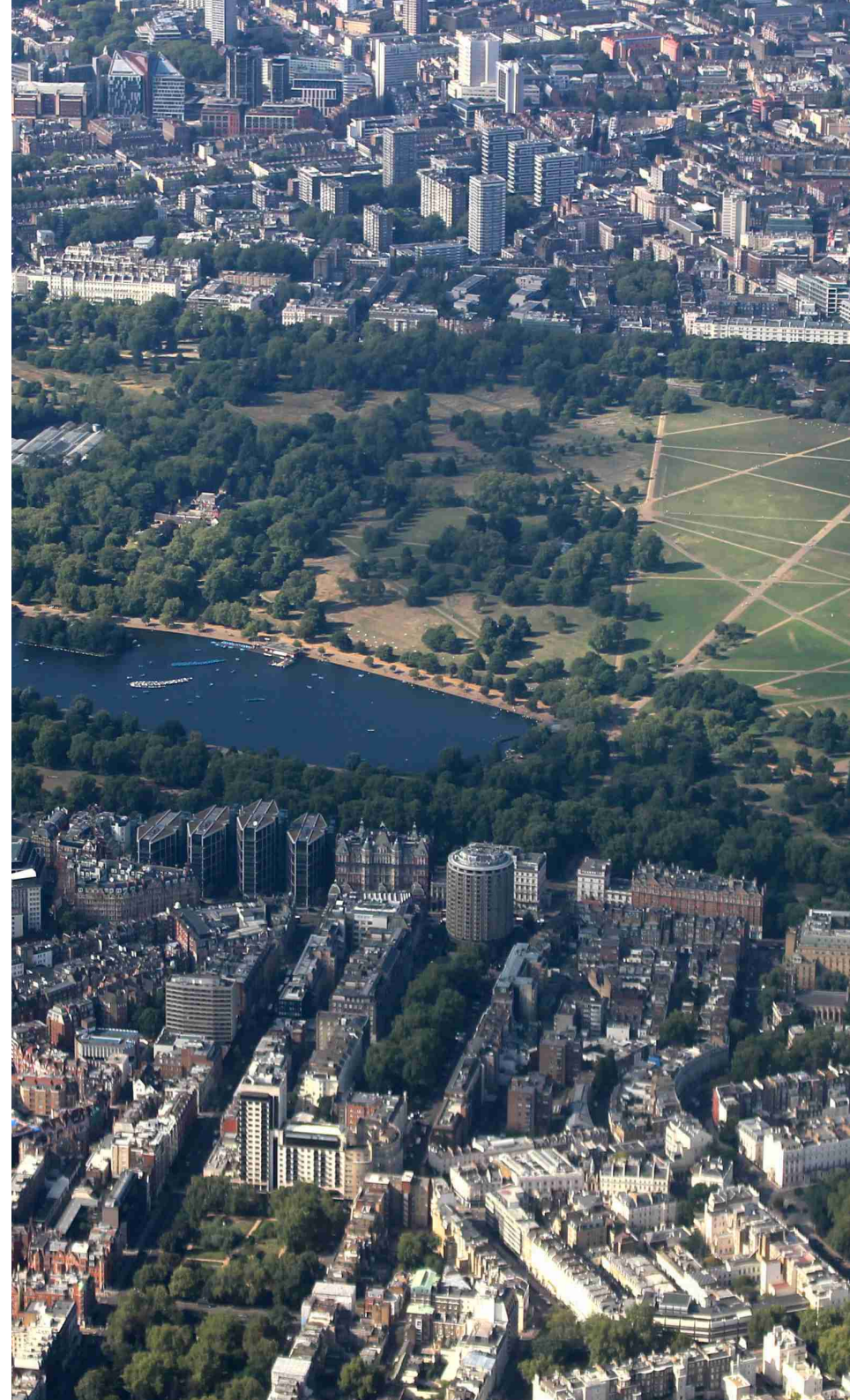
Substantial Mixed Use Parade of 3 Vacant Grade II Listed Buildings

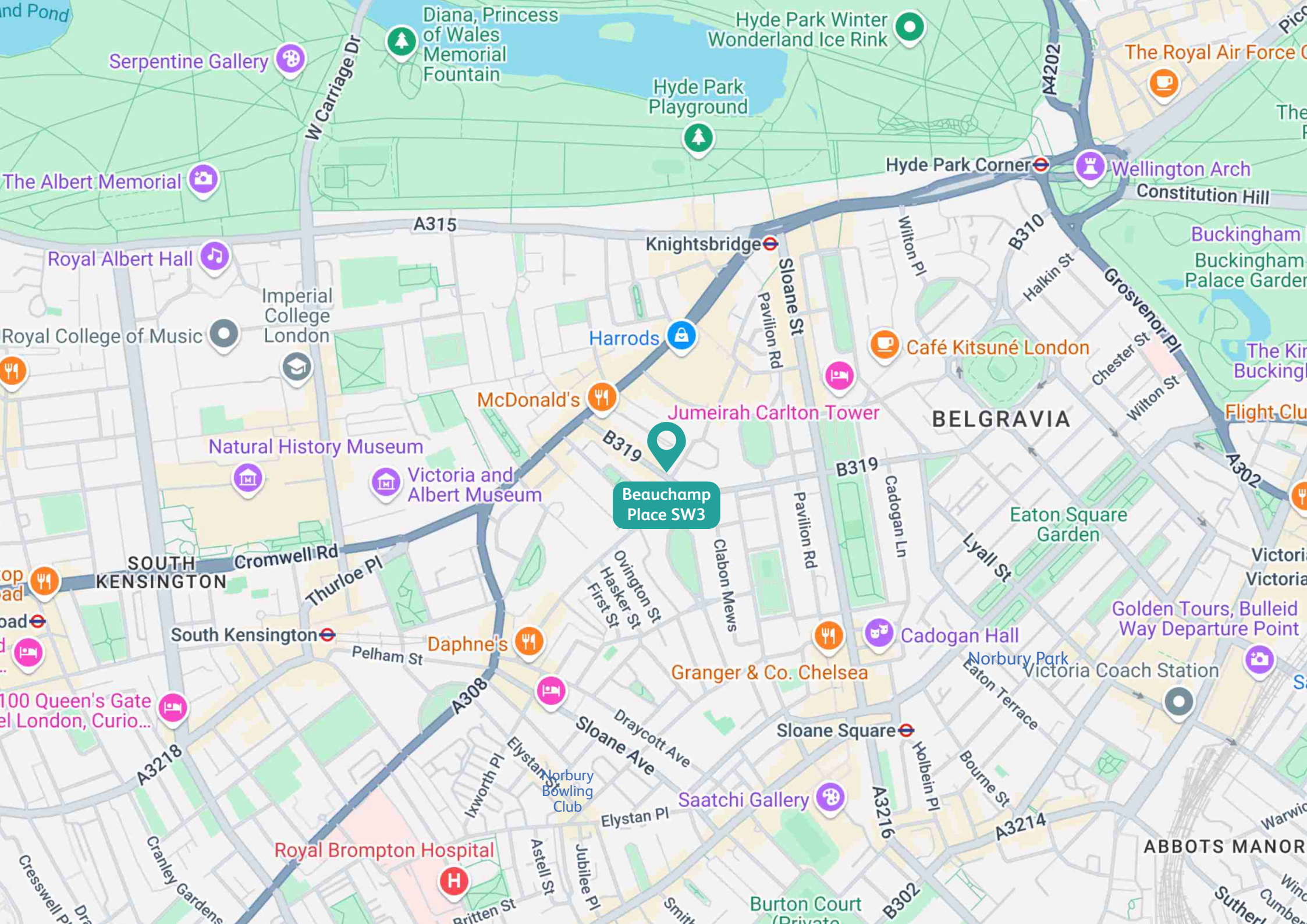


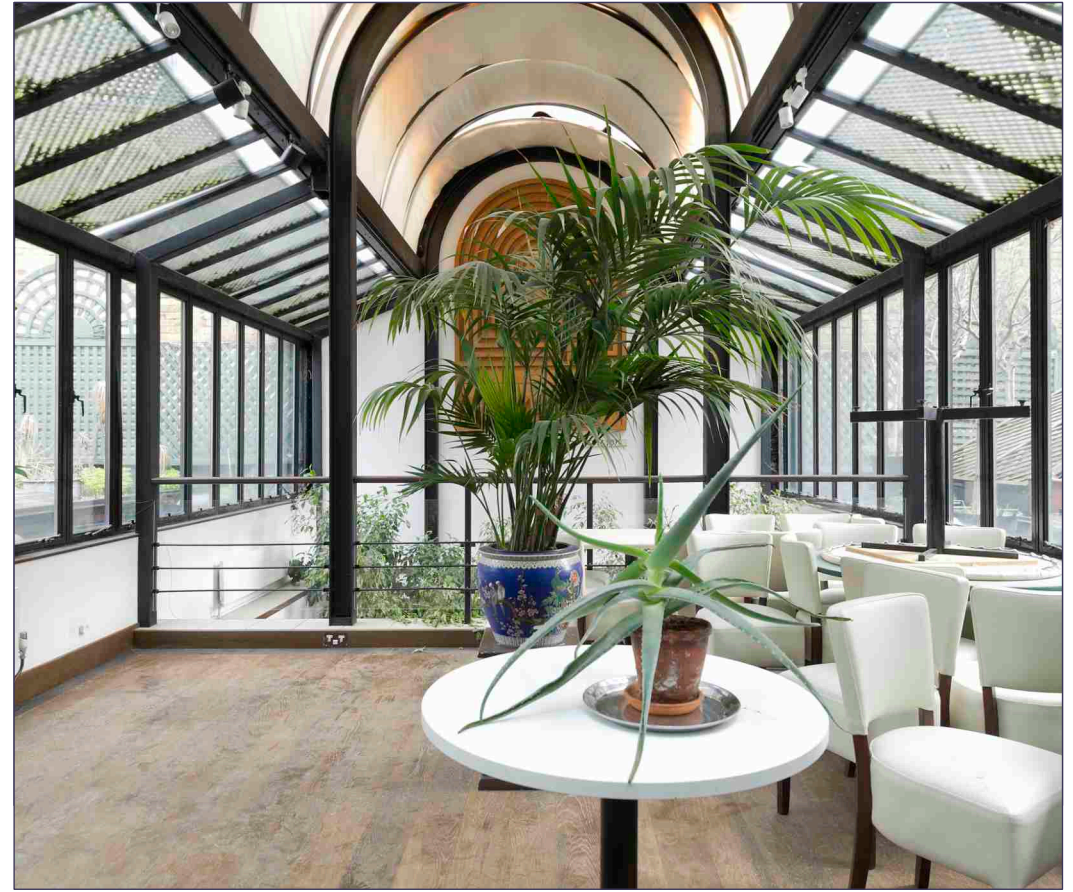
Executive Summary

A rare chance to acquire prominent mixed-use buildings on Beauchamp Place, Knightsbridge. Formerly home to the iconic San Lorenzo restaurant and members club, the properties span four floors with potential for further development (STP). Now offered to the market with full vacant possession.

- Outstanding Super Prime Central London Development Opportunity.
- Three Inter-connecting Period Buildings with Full Vacant Possession.
- Former San Lorenzo restaurant with offices and residential above.
- Currently comprising a G.I.A. of c. 8,214 sq.ft. / 763.1sq.m.
- Attractive Capital Value at c. £850 p/sq/ft.
- Combined Income post re-development approaching £700,000 per annum.
- Anticipated Significant Streetscape Upgrades in conjunction with RBKC.



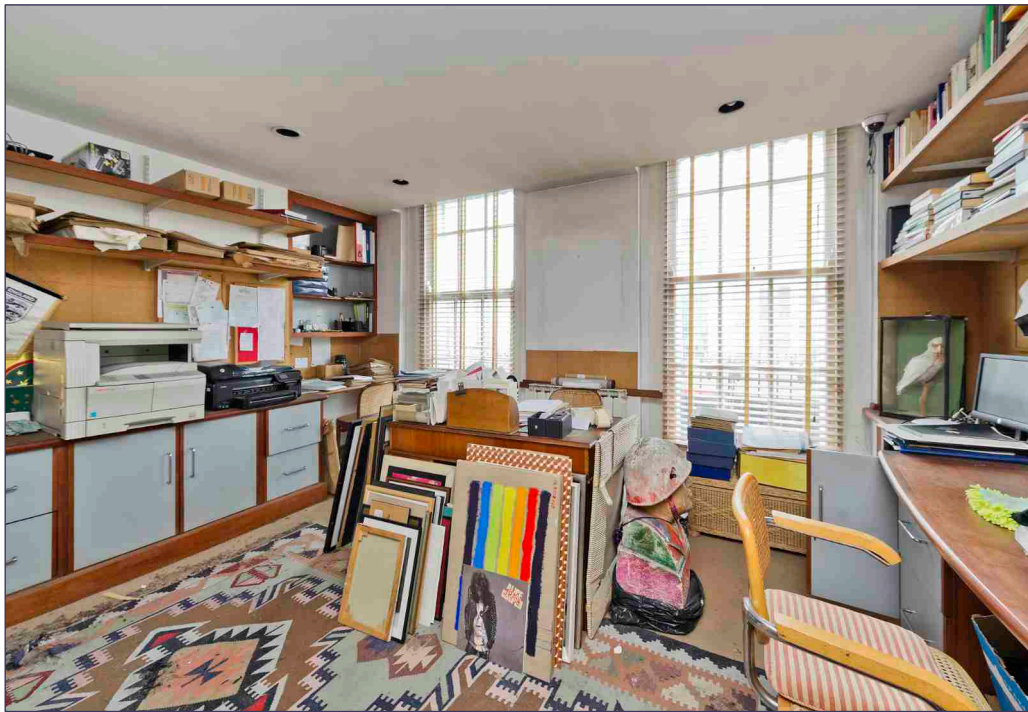
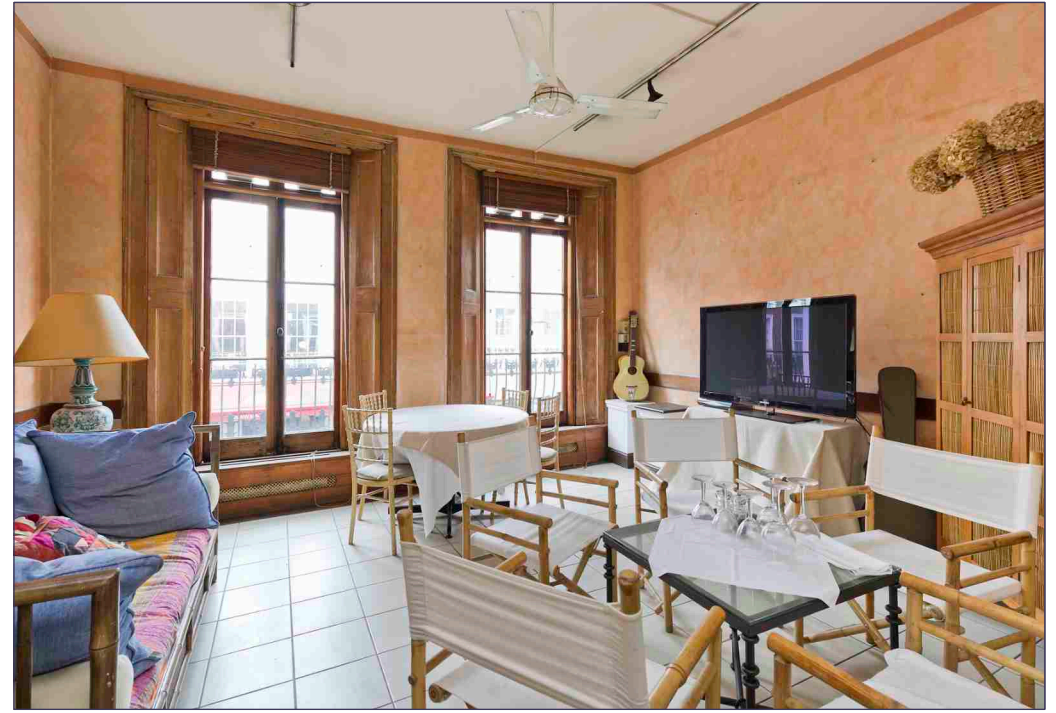
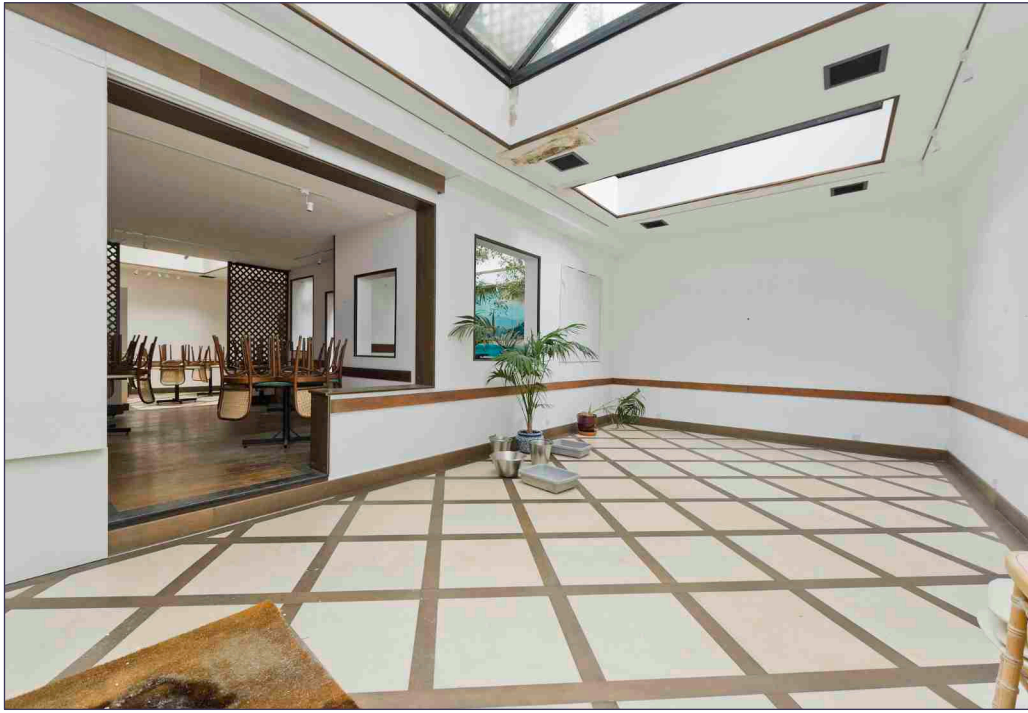




DESCRIPTION

21–23 Beauchamp Place, Knightsbridge – the former home of San Lorenzo – spans four floors with a mix of commercial (Class E) and residential (Class C3) use. The ground and lower ground floors previously operated as the restaurant, with kitchen and W/C facilities

The upper floors present strong potential for conversion to residential units, as well as scope for vertical extensions in line with neighbouring properties (STP). The building requires modernisation throughout, offering significant redevelopment opportunity in a prime Knightsbridge location.



OMNIA OMNIBUS UBIQUE – ALL THINGS FOR ALL PEOPLE

Knightsbridge rivals Chelsea and Mayfair as a hub of luxury retail and leisure. At its heart is Harrods, the world-famous department store established in 1849. Spanning over 1.1 million sq ft on Brompton Road, it has become a global symbol of elegance and service.

Even after the devastating fire of 1883, Harrods famously fulfilled every Christmas order that year - a legacy of resilience it continues today under the ownership of the Qatari Investment Authority. Surrounding streets are equally vibrant, with fashion boutiques, galleries, and acclaimed restaurants making Knightsbridge one of London's most desirable destinations.

Transport Links



Knightsbridge station

Piccadilly Line Zone: 1

Hyde Park Corner station

Piccadilly Line Zone: 1

South Kensington station

District Line Circle Line Piccadilly Line Zone: 1



LOCAL INVESTMENT

The area is undergoing major regeneration. The Knightsbridge Estate is delivering a 67,000 sq ft mixed-use development at the junction of Sloane Street and Brompton Road, combining luxury retail, prime office space, and exclusive residences.

At the same time, Cadogan Estate is investing £40m into upgrading Sloane Street's public realm, with wider pavements, new greenery, and improved infrastructure. These projects will enhance the visitor experience, strengthen the area's appeal, and reinforce Knightsbridge's position as one of London's leading districts for retail, lifestyle, and investment.



Future Re-generation

Beauchamp Place is set for an enhanced streetscape as part of The Royal Borough of Kensington & Chelsea's vision to revitalise this iconic Knightsbridge street. Plans include wider pavements, improved surfaces, traffic calming, and new tree planting - creating a more attractive destination for shopping, dining, and leisure.

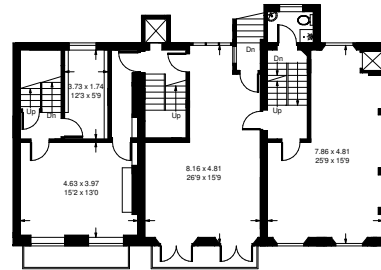
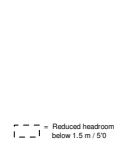
[Click here for more information](#)



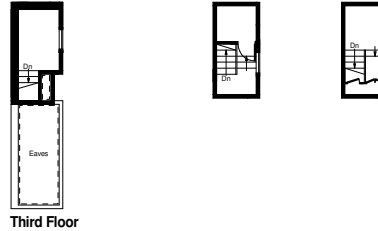
Plans

Beauchamp Place, London, SW3

Approx. Gross Internal Area
738.5 sq m / 7949 sq ft
Vaults = 24.6 sq m / 265 sq ft
Total = 763.1 sq m / 8214 sq ft
(Excluding Void / Eaves)



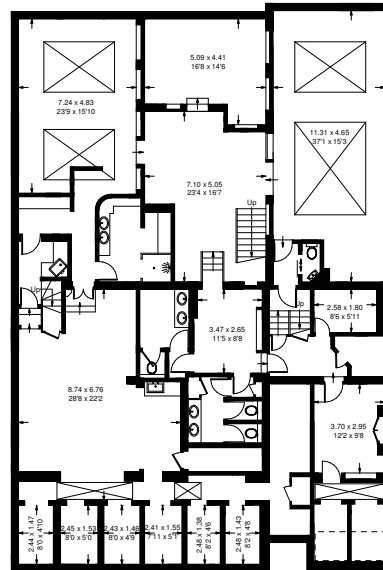
First Floor



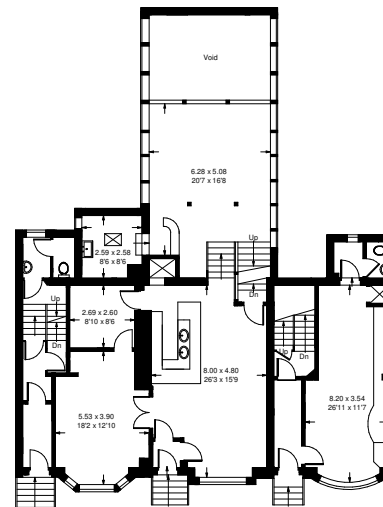
Third Floor



Second Floor



Lower Ground Floor



Ground 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.

Goad Map



Knightsbridge: 21-23 Beauchamp Place, SW3.



50 metres

Experian Goad Plan Created: 25/04/2023
Created By: Winkworth



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www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Title & Tenure

The Freehold is offered for sale with Full Vacant Possession. Title Numbers:

- 21 & 22 Beauchamp Place, London SW3 - NGL315848
- 23 Beauchamp Place, London SW3 - NGL295919

Proposal

Guide Price: £7,500,000, subject to contract for the benefit of Freehold interests in these three properties. Each party is to pay its own legal fees.

Anti Money Laundering

The purchaser will be required to provide the necessary information to satisfy AML requirements.

Energy Certificate

Commercial C (70) & Residential D (63).

VAT

The property is not elected for VAT.

Rateable Value

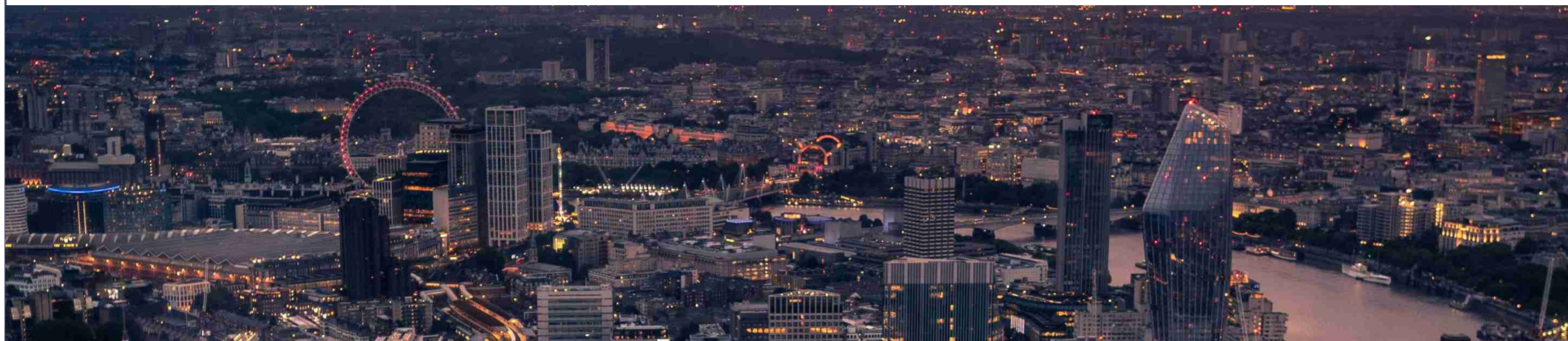
We strongly advise interested parties to verify this with the local authority: (The Royal Borough of Kensington & Chelsea).

Services

Water, Electricity, Gas and Drainage are provided but it is the responsibility of the purchaser to check these services.

Viewings

Strict appointment via joint-sole agents Winkworth Development & Commercial Investment & Agace and Graham.



Contact Us Details

FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the Joint Selling Agents:

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