

21, 22 & 23 Beauchamp Place
Knightsbridge
London
SW3

**MIXED USE DEVELOPMENT
OPPORTUNITY**

Winkworth

Development & Commercial Investment

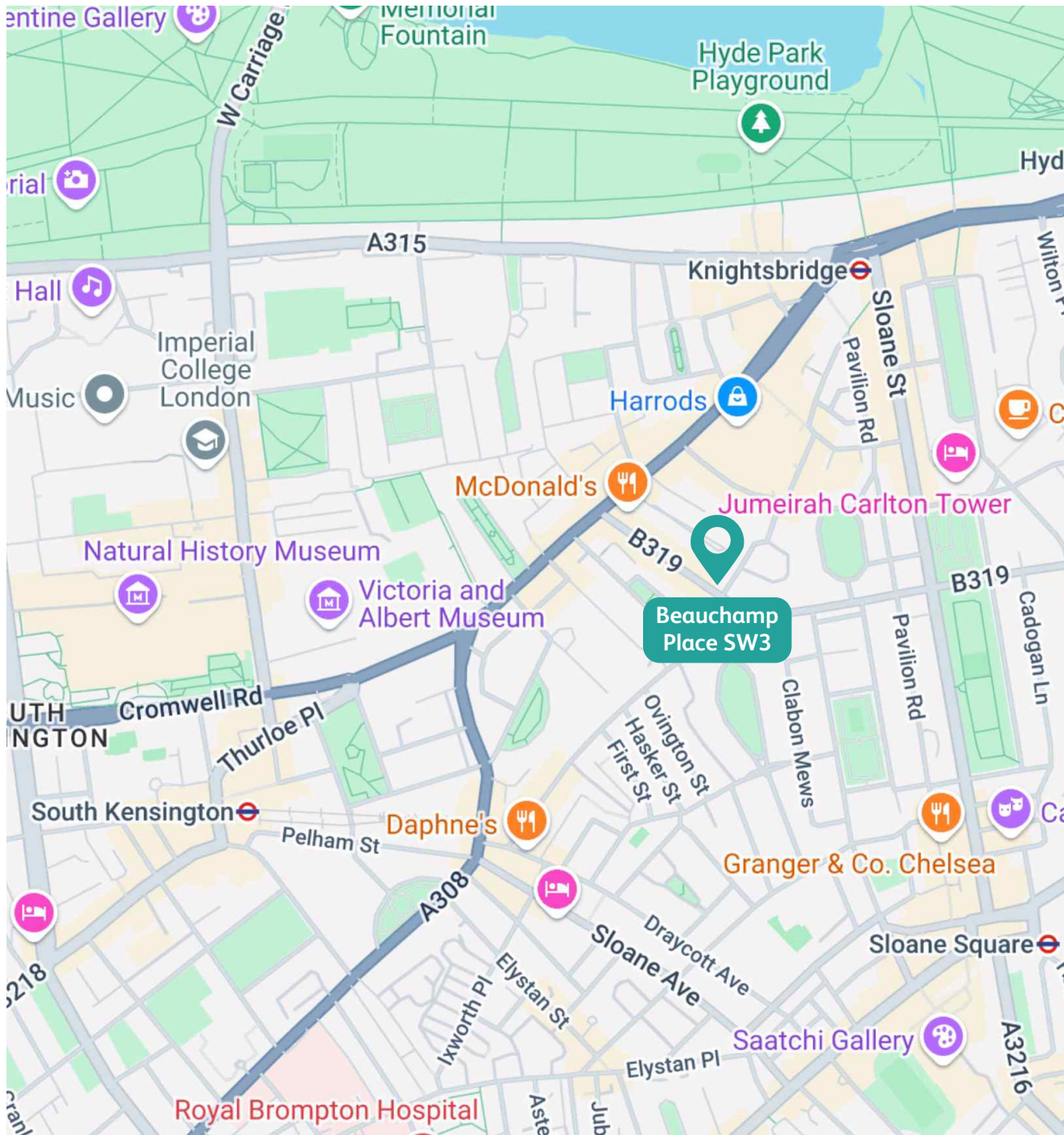
Substantial Mixed Use Parade of 3 Vacant Grade II Listed Buildings

Beauchamp Place, Knightsbridge

Rare super-prime development opportunity.
Three inter-connecting period buildings with
full vacant possession. Former San Lorenzo
restaurant with offices and residential above.

- GIA c. 8,214 sq ft / 763.1 sq m
- Attractive capital value at circa £791 psf.
- Post-redevelopment income c. £700,000 pa
- Prime Knightsbridge location
- Significant STP development potential
- Strong luxury retail & dining destination





Location

Sitting in the heart of Knightsbridge, one of London's most prestigious districts.

The street is famed for luxury boutiques, fine dining, and historic character.

Just moments from Brompton Road, Harrods, and Harvey Nichols, it attracts global visitors year-round.

Surrounded by Chelsea, Kensington, and Belgravia, it offers an unrivalled super-prime address.

Description

Former home of San Lorenzo, spanning four floors with mixed commercial (Class E) and residential (Class C3) use. Ground and lower ground previously operated as the restaurant, with kitchen and W/C facilities.

Upper floors offer strong potential for residential conversion and vertical extensions (STP). In need of modernisation, the property presents a significant redevelopment opportunity in prime Knightsbridge.



Local Investment

Knightsbridge continues to thrive as one of London's premier destinations, home to Harrods and a vibrant mix of luxury retail, dining, and culture.

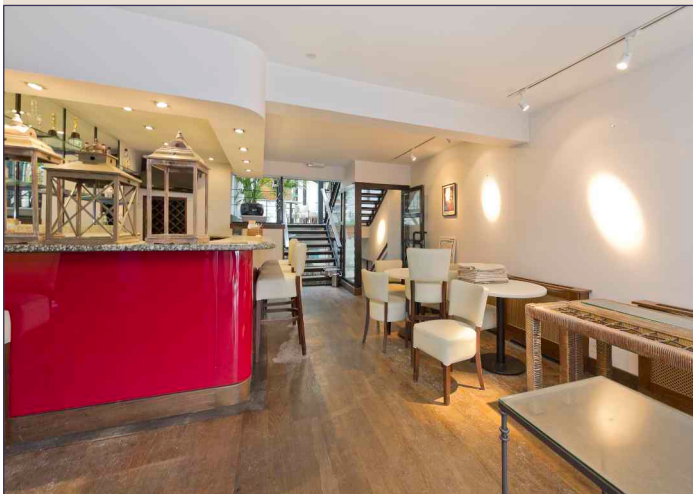
Major investment is underway, with The Knightsbridge Estate delivering a 67,000 sq ft mixed-use scheme and Cadogan Estate committing £40m to transform Sloane Street's public realm. These projects will enhance the area's appeal and reinforce its status of elegance and lifestyle.



Transport Links

Knightsbridge benefits from excellent connectivity, with three Underground stations all in Zone 1.

Knightsbridge and Hyde Park Corner stations provide direct access via the Piccadilly Line, while South Kensington station links the District, Circle, and Piccadilly Lines - ensuring fast and convenient travel across Central London.



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](#)



Goad Map



50 metres



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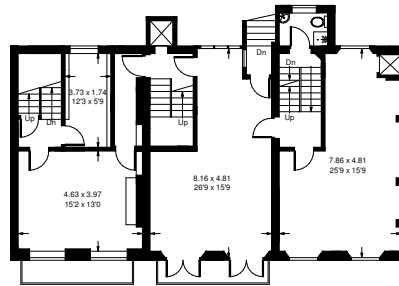
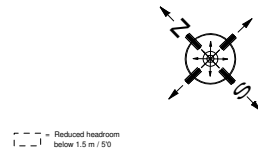
Experian Goad Plan Created: 25/04/2023
Created By: Winkworth

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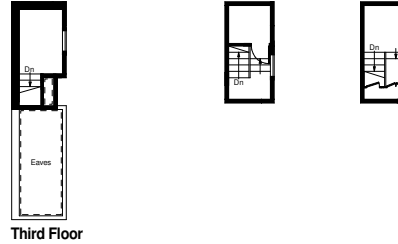
Plans

Beauchamp Place, London, SW3

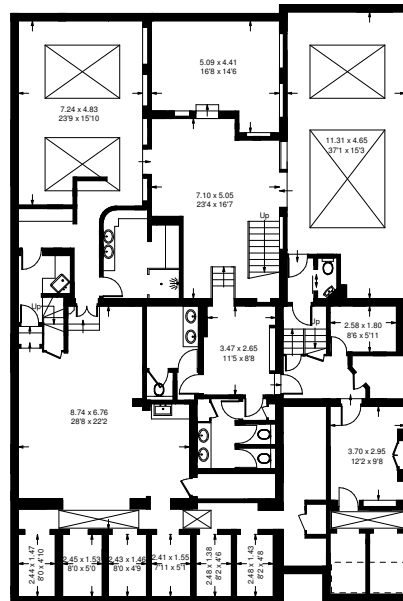
Approx. Gross Internal Area
738.5 sq m / 7949 sq ft
Vaults = 24.6 sq m / 265 sq ft
Total = 763.1 sq m / 8214 sq ft
(Excluding Void / Eaves)



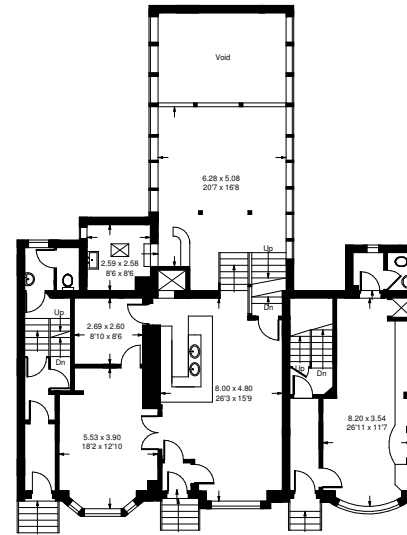
First Floor



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.

Details

Title & Tenure

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

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

Proposal

Guide Price: £6,500,000, 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

Strictly by appointment via joint-sole agents Winkworth Development & Commercial Investment or Agace & Graham.

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