

21, 22 & 23 Beauchamp Place
Knightsbridge
London
SW3

Winkworth

Development & Commercial Investment

MIXED USE DEVELOPMENT OPPORTUNITY



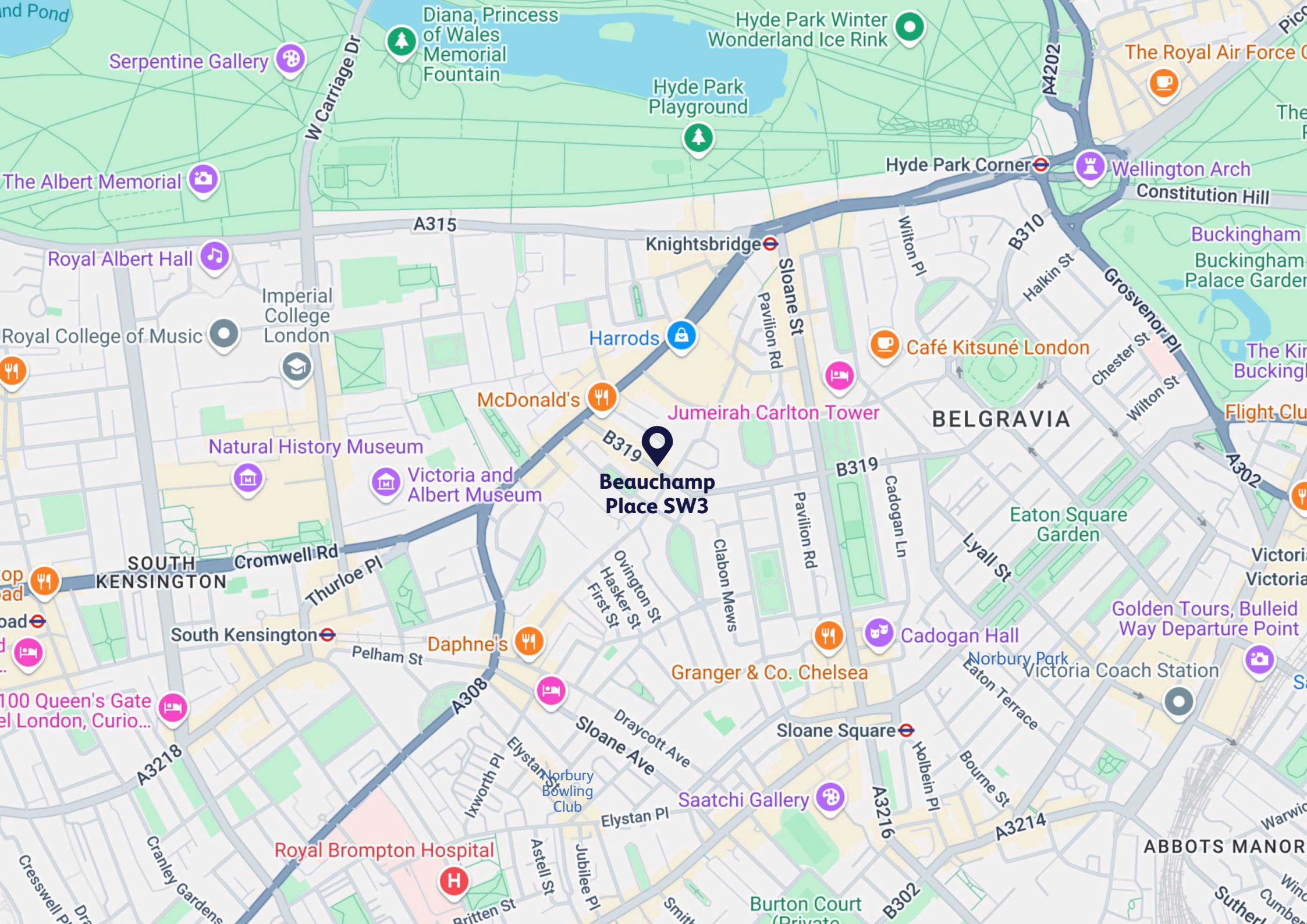
Set in heart of Knightsbridge, three inter-communicating Freeholds ripe for Development with Full Vacant Possession



Executive Summary

An exceptionally rare opportunity to acquire a set of highly prominent inter-connecting mixed use buildings along Beauchamp Place in the heart of Knightsbridge. Occupying the former home of the iconic San Lorenzo restaurant and Members Club since 1963, the properties are arranged across four primary floors, providing exceptional development potential to include a further floor and rear additions, subject to obtaining the necessary consents. These historic buildings are now being offered to the open 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. £900 p/sq/ft.
- Prime heart of Knightsbridge location.



Beauchamp Place SW3

BELGRAVIA

Serpentine Gallery

Diana, Princess of Wales Memorial Fountain

Hyde Park Winter Wonderland Ice Rink

Hyde Park Playground

The Royal Air Force C...

The Albert Memorial

Hyde Park Corner

Wellington Arch

Constitution Hill

Royal Albert Hall

Knightsbridge

Buckingham

Buckingham Palace Garden

Royal College of Music

Imperial College London

Harrods

Café Kitsuné London

The Kir...

Buckin...

McDonald's

Jumeirah Carlton Tower

Flight Clu...

Natural History Museum

Victoria and Albert Museum

SOUTH KENSINGTON

Natural History Museum

Beauchamp Place SW3

B319

BELGRAVIA

Eaton Square Garden

op ad

oad

d

100 Queen's Gate

el London, Curio...

South Kensington

Daphne's

Granger & Co. Chelsea

Cadogan Hall

Golden Tours, Bulleid

Way Departure Point

Victoria

Victoria

100 Queen's Gate

el London, Curio...

South Kensington

Daphne's

Granger & Co. Chelsea

Cadogan Hall

Golden Tours, Bulleid

Way Departure Point

Victoria

Victoria

A3218

A308

Sloane Ave

Sloane Square

A3216

A3214

ABBOTS MANOR

Royal Brompton Hospital

Burton Court (Private)

Sutherland

Winc...

Cumber...

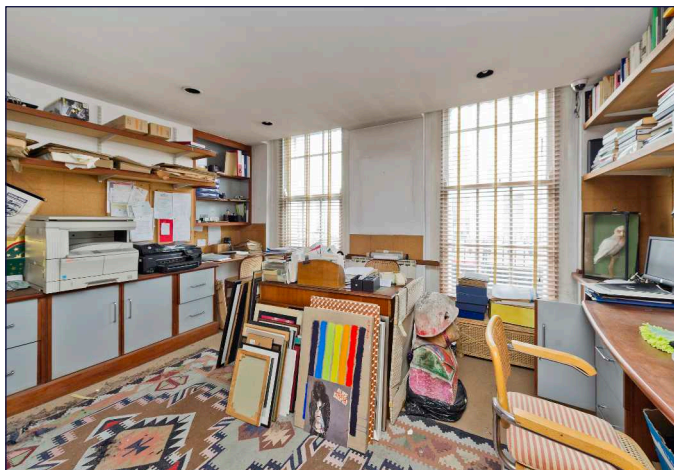
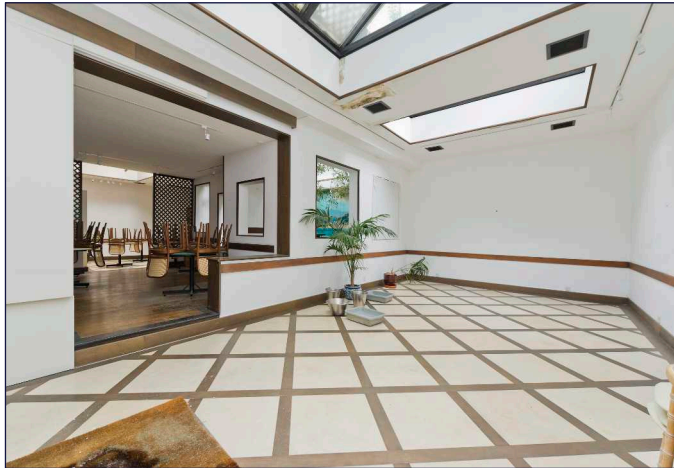
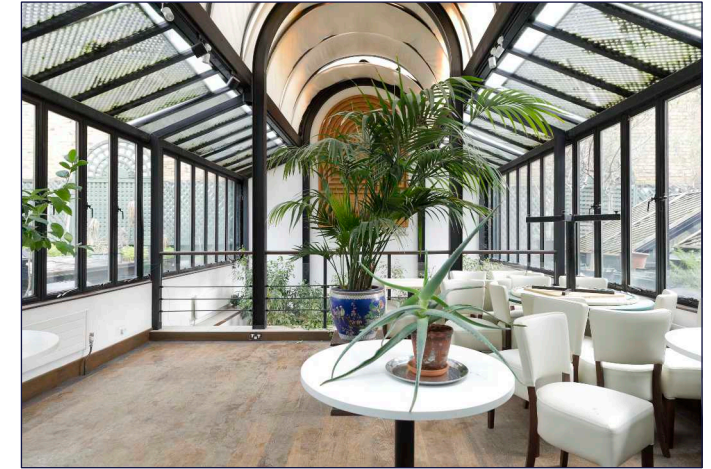
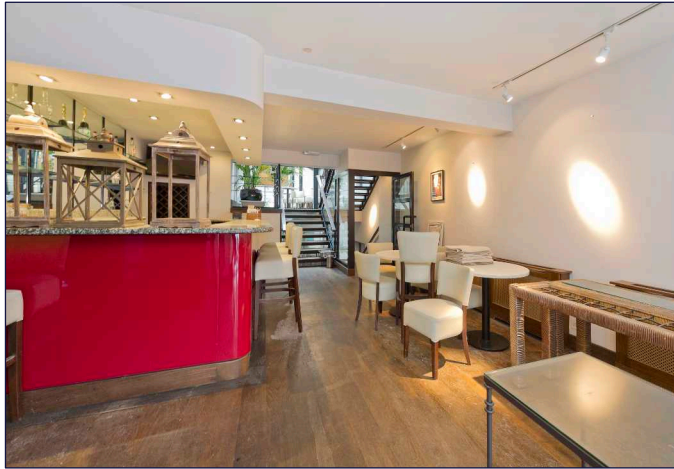
DESCRIPTION

Beauchamp Place, a trendy shopping street in Knightsbridge, Over time, has evolved into a hub for luxury retailers and dining spots, including Gladwell & Patterson, Café de Nata, Atyab Al Marshoud, and Lalage Beaumont. Among these, 21-23 Beauchamp Place stands out as the iconic home of San Lorenzo. The subject property spans four floors, primarily designated for commercial use (E-Class), with some exceptions: the first floor of 23 and the second and third floors of 22 and 23 are classified as (C3) residential space.

The ground and lower ground floors previously served as the main area for San Lorenzo including kitchen space and W/C amenities. The property offers significant potential for converting the upper floors into residential units, as well as for vertical extensions, aligning with the neighbouring properties. The property requires modernisation throughout.

LOCATION

Located in the heart of Knightsbridge on one of London's fashionable shopping streets, No's 21, 22 & 23 Beauchamp Place are directly connected to Brompton Road and neighboured by both Belgravia and South Kensington. Bustling Exhibition Road, home to The Victoria and Albert Museum, The Natural History Museum, The Science Museum and Royal Albert Hall, is just a stones throw away. Knightsbridge is known for being the home of luxury shopping and high-end restaurant experiences, with Harrods and Harvey Nichols at its centre, bordered by Chelsea, Kensington and Belgravia, the area is host to the most notable names in designer fashion including, Prada, Chanel, Fendi, Versace, Dior, Gucci and many more. Notable restaurant occupiers in the Knightsbridge area include Harry's Dolce Vita, Chisou Sushi, Petrus by Gordon Ramsay, Zuma and Marcus by Marcus Wareing.





‘Omnia Omnibus Ubique’ – All things for all people

The retail and leisure offerings in Knightsbridge are as vibrant and diverse as those in neighbouring Chelsea and Mayfair. Among its landmarks is the iconic Harrods department store, established in 1849 by Charles Henry Harrod. Spanning an impressive 1.1 million square feet, Harrods proudly occupies a prime position on Brompton Road. Despite a turbulent history, including a devastating fire in December 1883, the store famously fulfilled every Christmas order that year. Today, Harrods remains under the ownership of the Qatari Investment Authority, continuing its legacy as a symbol of luxury and resilience.

LOCAL INVESTMENT

Knightsbridge is experiencing a transformative phase with substantial redevelopment efforts underway at the northern end of the district. The Knightsbridge Estate is spearheading a remarkable 67,000-square-foot mixed-use project located at the intersection of Sloane Street and Brompton Road. This development will integrate luxury retail, premium office spaces, and exclusive residential units, enhancing the area’s appeal and functionality.

Complementing this, Cadogan Estate’s £40 million investment in enhancing the public realm along Sloane Street aims to create a more inviting and sophisticated urban environment. Key improvements include expanded pavements, increased greenery, and upgraded infrastructure, designed to enrich the pedestrian experience and align with the district’s reputation for elegance.

Together, these ambitious initiatives underscore Knightsbridge’s commitment to maintaining its status as one of London’s most prestigious and 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

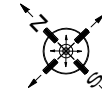


Beauchamp Place, London, SW3

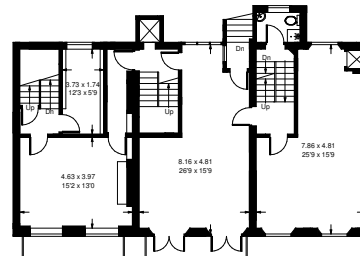
Approx. Gross Internal Area
738.5 sq m / 7949 sq ft
Vaults = 24.6 sq m / 265 sq ft
Total = 763.1 sq m / 8214 sq ft
(Excluding Void / Eaves)



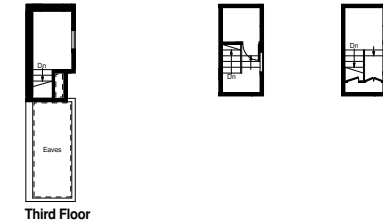
Experian Goad Plan Created: 25/04/2023
Created By: Winkworth



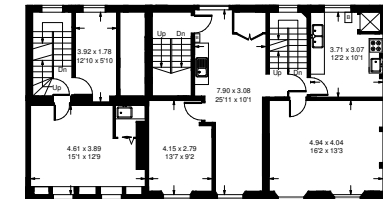
--- Reduced headroom
below 1.5 m / 5'0"



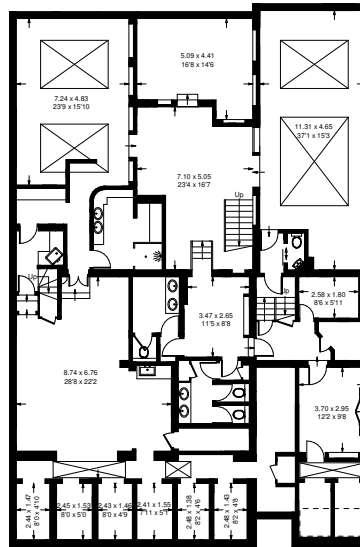
First Floor



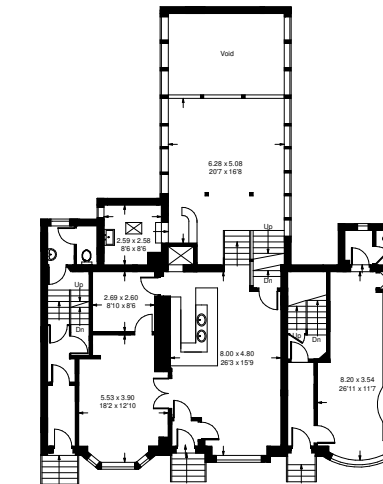
Third Floor



Second Floor



Lower Ground Floor



Ground Floor

LEGAL 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

RATEABLE VALUE

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

METHOD OF SALE

The properties are being sold via Private Treaty.

PLANNING

The property is located within the Royal Borough of Kensington & Chelsea. The property is not listed. The property benefits from E Class and C3 residential use classes.

VAT

Not applicable.

EPC

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

PROPOSAL

We are instructed to seek offers in excess of £7,500,000, subject to contract for the benefit of Freehold interests in these three properties. Each part is to pay its own legal fees.

Viewings: The site can be viewed externally from Beauchamp Place. All internal viewings are by 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:

Winkworth Development & Commercial Investment

Adam Stackhouse

Development & Investment

+44 7889 510036

+44 20 7355 0285

astackhouse@winkworth.co.uk

Tom Lewin

Development & Investment

+44 7783 250337

+44 20 7355 0285

tlewin@winkworth.co.uk

Louis Agace

Director

+44 7786 551903

lagace@ag-pc.co.uk

Daniel Graham

Director

+44 7733 301122

dgraham@ag-pc.co.uk

The logo for Winkworth, featuring the word "Winkworth" in a white serif font, enclosed within a white rectangular border.

Development & Commercial Investment



Winkworth Developments & Commercial Investments

Head Office: 13 Charles II Street, St James's, London SW1Y 4QU

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