



A rarely available exciting Freehold investment and development opportunity in the heart of South Kensington, SW7.

Onslow Gardens, London, SW7

Guide Price £9,575,000 - Freehold

HardingGreen

savills



Features

- *Freehold*
- *Seven leasehold apartments*
- *Investment and development opportunity*
- *Attractive stucco fronted building*
- *Access to communal gardens*

About this property

This imposing part stucco fronted period conversion presents an exciting investment and development opportunity.

The property is currently split into seven leasehold apartments comprising:

Flat A: A lower ground floor two bedroom apartment, each with their own en suite bathroom, a reception room, separate kitchen, hall, cloakroom, vault storage and individual street access.

Flat 1: A raised ground and part upper and lower ground floor three bedroom, three bathroom apartment with an impressive reception room, separate dining room, hall, cloakroom and separate kitchen.

Note: Flat A & Flat 1 intercommunicate following part implementation of PP/09/02032 & LB/09/02033 (see Development opportunity section).

Flat 2: An impressive first floor one bedroom apartment with an en-suite bathroom and an open plan reception/kitchen containing historic features, guest W/C, mezzanine and access to front balcony and two 1st floor rear terraces.

Flat 3: A second floor two bedroom apartment with a reception room, separate kitchen and an en suite bathroom and guest bathroom.

Flat 4: A third floor two bedroom apartment with an open plan reception/kitchen, en suite bathroom and guest bathroom.

Flat 5: A fourth floor one bedroom apartment with an open plan reception/kitchen, bathroom, mezzanine and access onto a flat roof.

Flat 6: A fourth floor one bedroom apartment with an open plan reception/kitchen with access to balcony with City-facing views, bathroom and mezzanine.

The building presents an exciting opportunity to create high-end rental apartments in the heart of one of London's most desirable areas.

Development opportunity

Flat A and Flat 1 are a linked maisonette arising from part implementation of PP/09/02032 & LB/09/02033 allowing the refurbishment of basement, ground and first floor accommodation including the extension of first floor bathroom at rear, replacement of existing roof, addition of rooflights over the existing lightwell, construction of new staircase and a series of internal alterations.



Recently, an alternative planning permission has been granted on Flat A and Flat 1 to refurbish basement, lower ground, ground and first floor along with external rear terrace. Installation of rooflights over two rear lightwell areas. Creation of access stair to rear terrace. Planning reference: PP/24/08530 and LB/2408531.

Benefits include:

- New accommodation (c. 250 sq ft) to be constructed incl. in lightwells;
- internal adjustments to create a 4-bed maisonette; plus,
- additional reception room (or 5th bedroom) at upper ground floor;
- a new stair-flight, allowing access to the rear terraces at 1st floor level, via new sliding glazed roof lights over the main staircase;
- clean-air circulation and air-handling and cooling installation;
- upgrading to x2-glazing to the rear of the first floor;
- upgrading 1st floor terrace finishes, balustrading and insulation.



Local Information

Located in the heart of South Kensington, Onslow Gardens is one of London's most prestigious residential addresses. This elegant, tree-lined street is renowned for its grand period architecture and tranquil, garden-square setting. The property benefits from an exceptional central location with convenient access to a wide range of amenities, shops, restaurants, and cultural attractions.

Transport connections are excellent, with South Kensington Underground Station (Piccadilly, District, and Circle Lines) just 0.3 miles away—approximately a 6-minute walk. Gloucester Road Station is also nearby, just 0.4 miles or a 7-minute walk, providing additional Piccadilly, District, and Circle Line services. Earl's Court Station lies within 0.7 miles, around a 12-minute walk, offering further underground connections. River boat access (to the City, Docklands and the South Bank at Cadogan Pier) is approx 0.9 miles away.

This prime location places you within easy reach of Chelsea, Knightsbridge, Hyde Park, and the West End, while also providing quick access to Heathrow via the Piccadilly Line.

Tenure
Freehold

Local Authority
The Royal Borough of Kensington & Chelsea

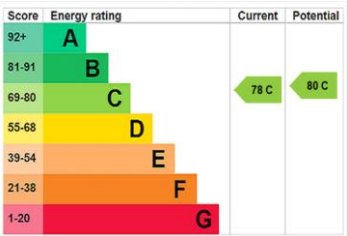
Council Tax Bands
Flat A = Band G
Flat 1 = Band H
Flat 2 = Band G
Flat 3 = Band G
Flat 4 = Band G
Flat 5 = Band F
Flat 6 = Band F

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills or Harding Green.
Telephone:
Savills - +44 (0) 20 7578 9000
Harding Green - +44 (0) 20 3375 1970

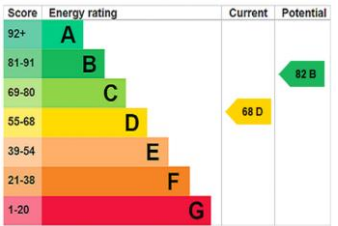




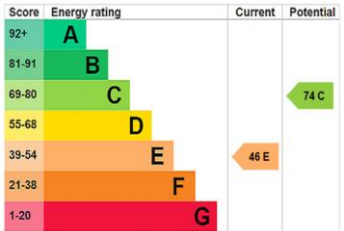
EPC Flat A = C



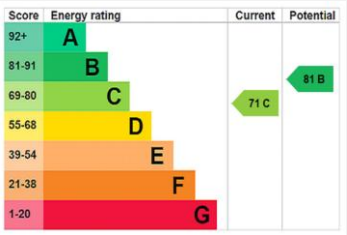
EPC Flat 1 = D



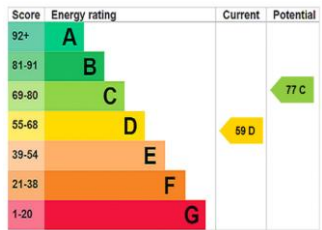
EPC Flat 4 = E



EPC Flat 2 = C



EPC Flat 5 = D



EPC Flat 3 = C



EPC Flat 6 = D



Lower Ground Floor Half landing

Approximate Gross Internal Area
21.82 sq m / 235 sq ft

Lower Ground Floor

Approximate Gross Internal Area
38.64 sq m / 1,492 sq ft

Raised Ground Floor

Approximate Gross Internal Area
121.40 sq m / 1,307 sq ft

First Floor

Approximate Gross Internal Area
91.59 sq m / 986 sq ft

Second Floor

Approximate Gross Internal Area
84.32 sq m / 908 sq ft

Third Floor

Approximate Gross Internal Area
86.14 sq m / 927 sq ft

Fourth Floor

Approximate Gross Internal Area
74.94 sq m / 807 sq ft

Fifth Floor

Approximate Gross Internal Area
19.84 sq m / 214 sq ft

Onslow Gardens, SW7

Approximate Gross Internal Area
657.87 sq m / 7,081 sq ft

Vaults
14.79 sq m / 159 sq ft

Boiler Room (First)
1.64 sq m / 18 sq ft

Tank Room / Storage (Second)
12.18 sq m / 131 sq ft

Terrace/Patio Areas
80.85 sq m / 870 sq ft

Total Areas Shown On Plan
767.33 sq m / 8,260 sq ft

(Including restricted height
under 1.5m [- - - - -])

(CH = Ceiling Heights)

Leasehold Areas

Flat A	97.70 sq m / 1,052 sq ft
Flat 1	157.65 sq m / 1,697 sq ft
Additional	1.64 sq m / 18 sq ft
Total	159.29 sq m / 1,715 sq ft
Flat 2	80.98 sq m / 872 sq ft
Additional	1.65 sq m / 18 sq ft
Total	82.63 sq m / 889 sq ft
Flat 3	71.26 sq m / 767 sq ft
Additional	12.18 sq m / 131 sq ft
Total	83.44 sq m / 898 sq ft
Flat 4	77.45 sq m / 834 sq ft
Flat 5	41.06 sq m / 442 sq ft
Flat 6	45.31 sq m / 488 sq ft

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