

86 PAVILION
ROAD
LONDON SW1X 0ES

KNIGHTSBRIDGE DEVELOPMENT OPPORTUNITY



EXECUTIVE SUMMARY

- A rare opportunity to acquire a consented development opportunity in the heart of Knightsbridge.
- Situated in close proximity to Harrods and Sloane Square.
- Ideally located 0.3 miles from Knightsbridge Station (Piccadilly Line) and 0.5 miles from Sloane Square Station (Circle & District Line).
- Planning permission was granted in 2018 and implemented in 2022 for demolition of the existing two-storey mews house and replacement with contemporary two storey mews with mansard and basement level accommodation (The Royal Borough of Kensington and Chelsea Ref: PP/18/03620).
- Total Proposed GIA – 223.8 sq m / 2,409 sq ft.
- Currently comprises an existing 2 bedroom house totalling 1,223 sq ft.
- The existing house is rented on an AST producing £108,000 pa.
- Freehold.
- CIL Liability estimated at £103,000 (there will be zero CIL payable in the event the development will be an end user's primary residence as CIL relief can be claimed).

Current site at 86 Pavilion Road.



Proposed front elevation.



PROPOSAL

Offers In Excess Of £2,750,000.

(Two Million Seven Hundred and Fifty Thousand Pounds) subject to contract.

EXISTING SITE Currently comprising a 2-bedroom house over basement, ground and first floors.



LOCATION

Pavilion Road is a highly desirable location ideally situated on the border of Knightsbridge and Chelsea. It connects with Basil Street at its northern end and Sloane Square at its southern end. The road is conveniently located 0.2 miles from Harrods, one of the most iconic department stores in the world.

It features 19th-century stables that have been converted into attractive mews houses. The southern end of Pavilion Road is now pedestrianised, creating a pleasant environment home to a variety of cafés, artisan food shops, and independent retailers, resulting in a vibrant mix of residential and commercial spaces with a lively hub for shopping and dining.



LOCAL OCCUPIERS MAP

Pavilion Road, adjacent to the prestigious Sloane Street, is a premier destination for luxury shopping, featuring brands such as Louis Vuitton, Gucci, Fendi, Chanel, and Dolce & Gabbana. It is also surrounded by five-star hotels, including the Mandarin Oriental Hyde Park, Bulgari Hotel, and The Lanesborough.

The area boasts excellent transport links, with Knightsbridge (Piccadilly Line) and Sloane Square (District & Circle Lines) underground stations just an 8-minute walk (0.4 miles) away. Hyde Park Corner (Piccadilly Line) and Victoria (Victoria Line) stations are also nearby, ensuring seamless connectivity across London.



ROYAL PARKS

The Royal Parks of London are a collection of urban parks that were originally established for the recreation of the royal family, primarily for hunting. Today, these parks are managed by a charity known as The Royal Parks, which was created in 2017 to oversee close to 5,000 acres of parkland across London.

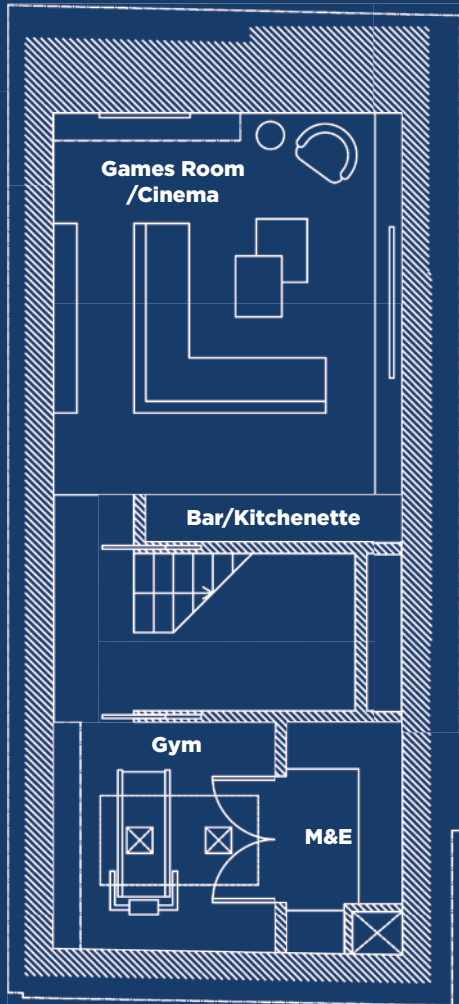
The Royal Parks—St James's Park, Green Park, Hyde Park, and Kensington Gardens—are just a stone's throw away (within a 15-minute walk) from 86 Pavilion Road, near Buckingham Palace and Kensington Palace, forming a network of London's most iconic green spaces.

These parks offer both natural beauty and historical significance, providing a perfect setting to enjoy a moment of tranquillity amidst the city's vibrant energy.

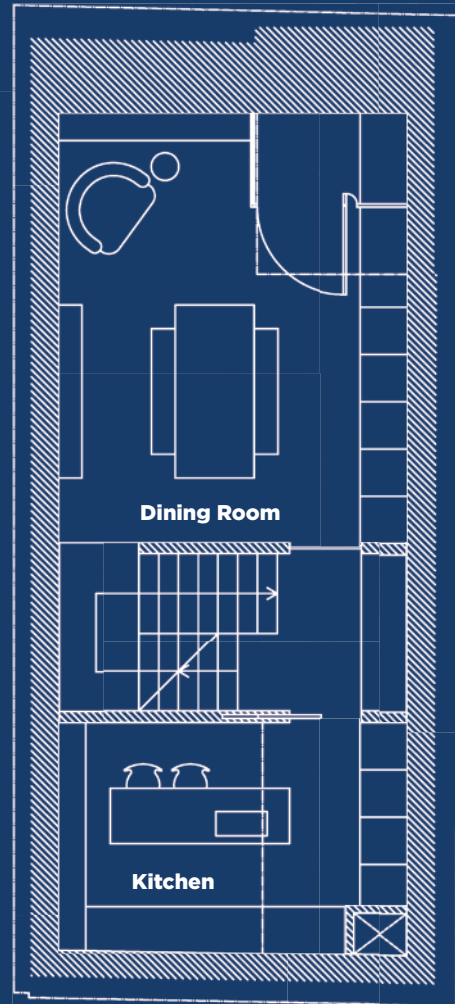


THE ROYAL PARKS ARE WITHIN 15-MINUTE WALK FROM PAVILION ROAD

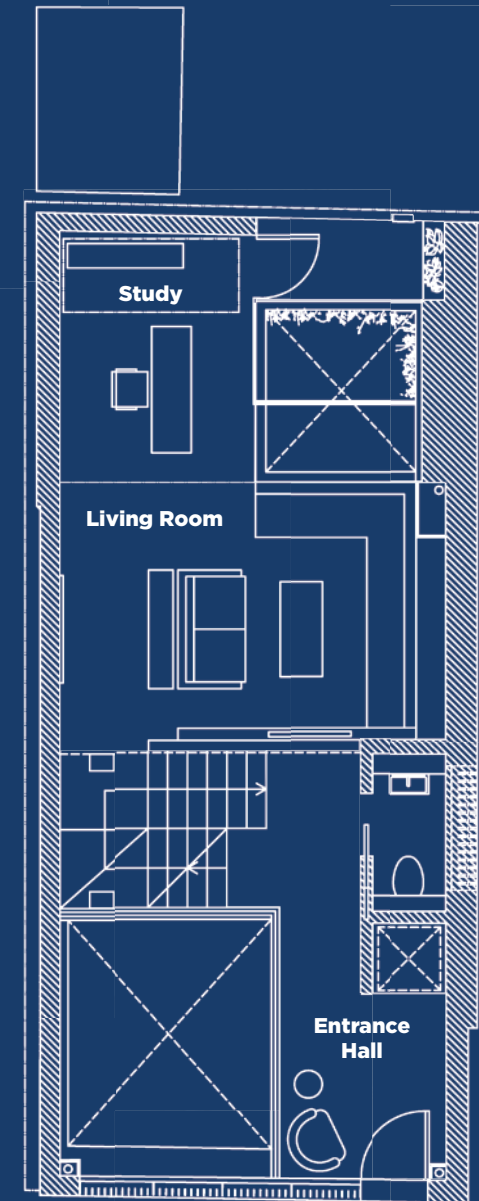
PROPOSED FLOORPLANS



Lower Basement (47.5 sq m / 511 sq ft)

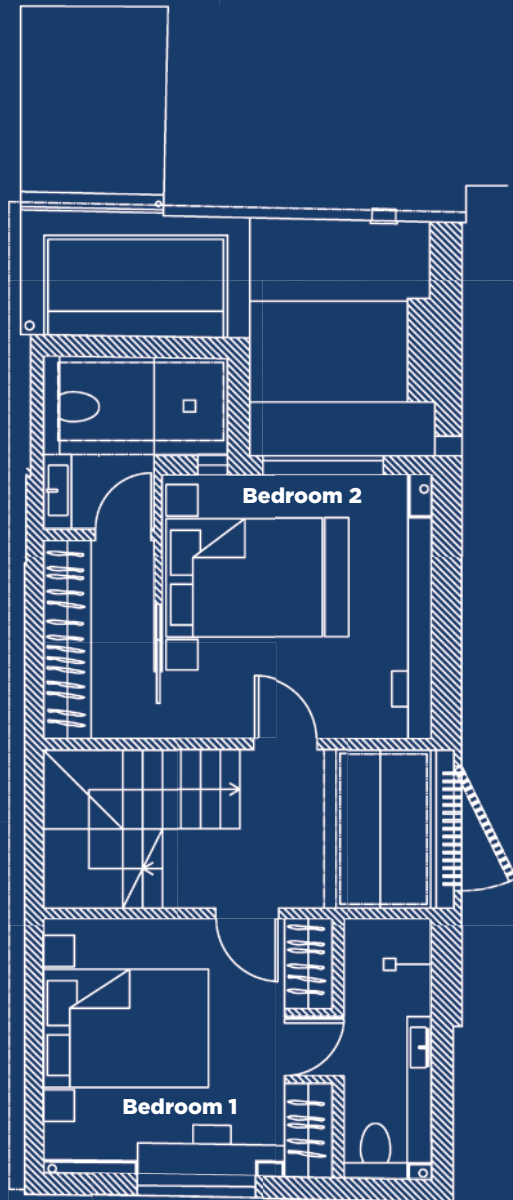


Upper Basement (47.5 sq m / 511 sq ft)

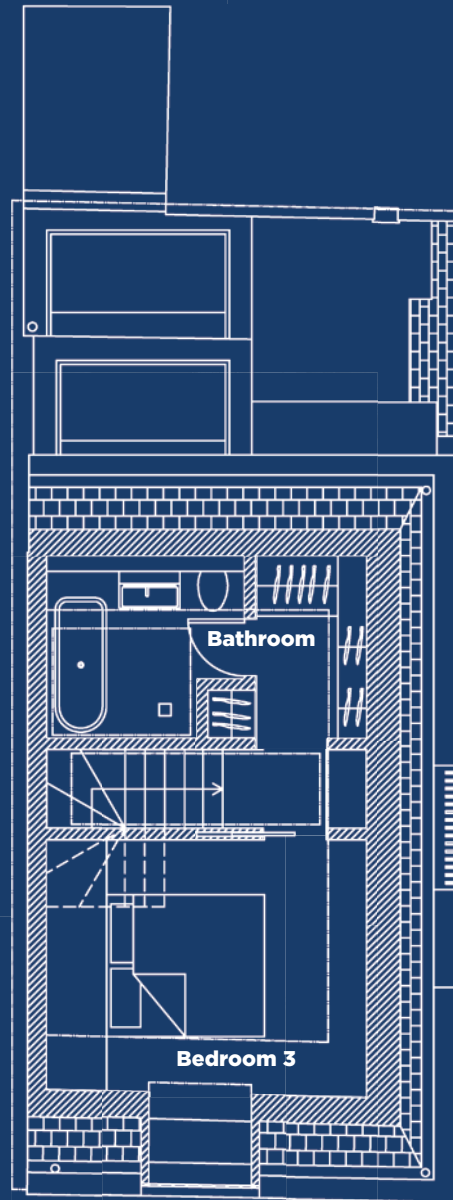


Ground Floor (58.9 sq m / 634 sq ft)

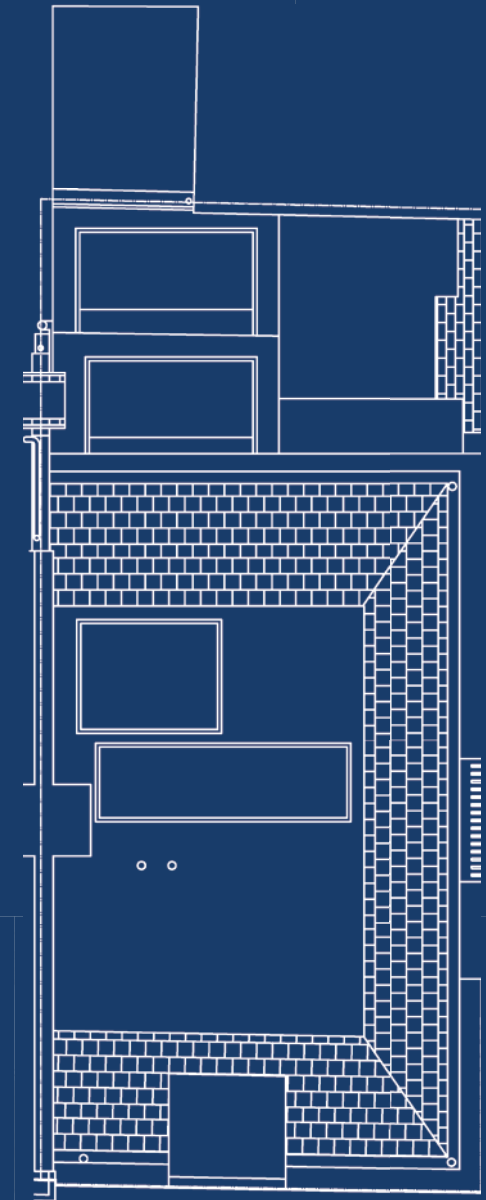
PROPOSED FLOORPLANS



First Floor (47.5 sq m / 511 sq ft)



Second Floor (22.4 sq m / 241 sq ft)



Roof

TENURE

Freehold.

VAT

The property is not elected for VAT.

FURTHER INFORMATION

[Click here to access our dataroom.](#)

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CONTACT

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