

3-4 Hobart Place, Belgravia, London **SW1**

Prime consented residential development opportunity in the heart of Belgravia.

GREEN PARK

ST JAMES' PARK


THE CITY

THE
LONDON EYE

THE SHARD

CANARY
WHARF

BUCKINGHAM PALACE

 VICTORIA

3-4
Hobart
Place

BELGRAVIA

Executive Summary.

3-4 Hobart Place, Belgravia, London SW1

Prime consented residential development opportunity in the heart of Belgravia

- Located on Hobart Place which runs adjacent to Eaton Square, the site comprises two interconnected office buildings
- The properties are located within the City of Westminster
- The existing properties comprise a lower ground, ground and four upper floors. The existing office measures c. 7,205 sq ft GIA
- Planning permission has been granted for the use of the properties as six residential apartments with associated internal alterations (Ref - 23/02072/FULL)
- The proposed plans measure approximately 6,049 sq ft NSA / 6,587 sq ft GIA
- The existing properties are Grade II listed and located within the Belgravia Conservation Area
- Offers are invited for the long leasehold interest (albeit the freehold can be purchased for £1 once the development works have been completed)
- Offered with vacant possession by private treaty via informal tender



Belgravia Pub



St James' Park



Victoria Shopping



St Peter's Church, Eaton Square

Location

Hobart Place lies in the heart of Prime central London, a short walk from Buckingham Palace and adjacent to the elegant garden squares of Belgravia. This is a highly desirable residential neighbourhood characterised by grand period architecture within the City of Westminster.

Belgravia is situated south of Hyde Park and Hobart Place and lies in close proximity to Belgrave Square, Green Park & St James's Park, offering vast green spaces and landscaped gardens alongside a prime central London position. Nearby Sloane Square offers easy access to fashionable boutiques, cafes, and restaurants. Knightsbridge, which lies to the north, provides a wider variety of upscale shops including Harrods as well as fine eateries and access to cultural destinations including the Victoria & Albert Museum.

Victoria, which is located to the south of the site, has recently experienced a period of significant investment and redevelopment, which has created a buzzing, modern neighborhood with an extensive range of recreational activities.

Transport

Hobart Place is located in Zone 1 and is excellently connected with transport links to the West End and The City as well as national destinations. The property has the highest Public Transport Accessibility Level (PTAL) rating of 6b, with both Sloane Square (District & Circle Lines) and Hyde Park Corner (Piccadilly Line) Underground Stations accessible in a 12-minute walk.

Victoria Underground and Victoria Railway Stations are under 400m away and provide access into Central London via the Victoria, District, and Circle lines as well as excellent transport links across the South of England.



London Underground

8-minute walk
to Victoria Underground Station
(Victoria, District & Circle Lines)

12-minute walk
to Sloane Square Underground Station
(District & Circle Lines)

12-minute walk
to Hyde Park Corner Underground Station
(Piccadilly Line)



National Rail

Rail services from Victoria Station provide access to the rest of the UK



London Bus

Numerous bus routes operate within a 5-minute walk of the site



Heathrow Airport

Heathrow Airport is accessible within 45-minutes via the Piccadilly Line from Hyde Park Corner Underground Station



Existing property

The Property comprises 3 & 4 Hobart Place, which are six-storey mid-terrace Victorian buildings, located to the east of Eaton square and West of Grosvenor Place and Buckingham Palace.

3 & 4 Hobart Place is currently office accommodation (Use Class E(g)(i)). The Property is to be sold with vacant possession.

The Property is Grade II listed and located within the Belgravia Conservation Area.

It currently totals 7,205 sq ft GIA excluding vaults across 3 & 4 Hobart Place.



Development potential

Planning

Planning permission (23/02072/FULL) was granted in July 2024 for change of use of the Property from offices (use class E(g)(i)) to six residential flats (Class C3) with associated internal alterations.

The proposed totals 6,049 sq ft NSA and 6,587 GIA. The six residential units comprise:

- | | | |
|---|---|---|
| • Unit 1:
2 bed duplex
969 NSA sq ft | • Unit 3:
3 bed duplex
2,099 NSA sq ft | • Unit 5:
1 bed flat
484 NSA sq ft |
| • Unit 2:
2 bed duplex
1,033 NSA sq ft | • Unit 4:
2 bed flat
1,012 NSA sq ft | • Unit 6:
1 bed flat
452 NSA sq ft |

Refurbishments/enhancements include:

- Restoring the use from multi occupied commercial offices to a residential building, creating well laid out and efficient apartments, sympathetic to the Property's history
- Removal of incongruous office fittings and office partitions
- Retaining and restoring the existing building where appropriate
- Retaining the façade, which will be cleaned and repainted
- Retaining and restoring the original stairs
- Retaining and restoring cornices and panelling where possible to retain historical value
- Replacing windows and front doors with heritage reproductions
- Retaining and reinstating the original features and decorations where suitable

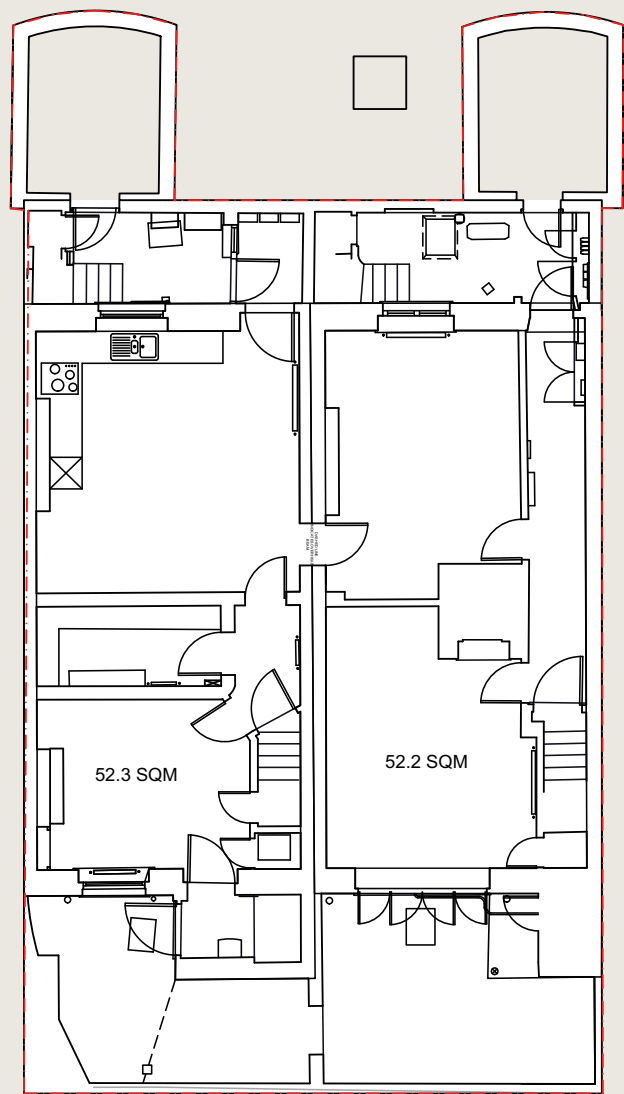


Proposed front elevation

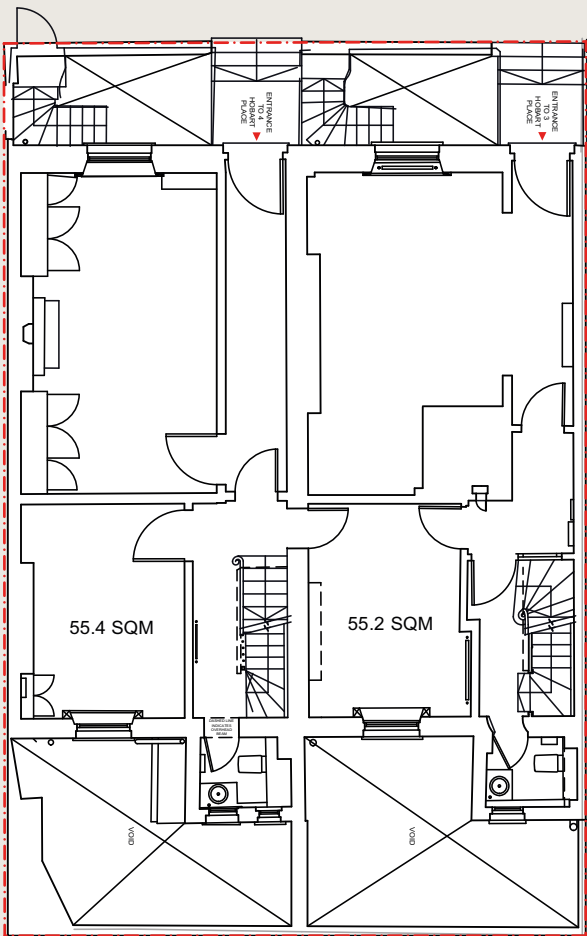


Proposed rear elevation

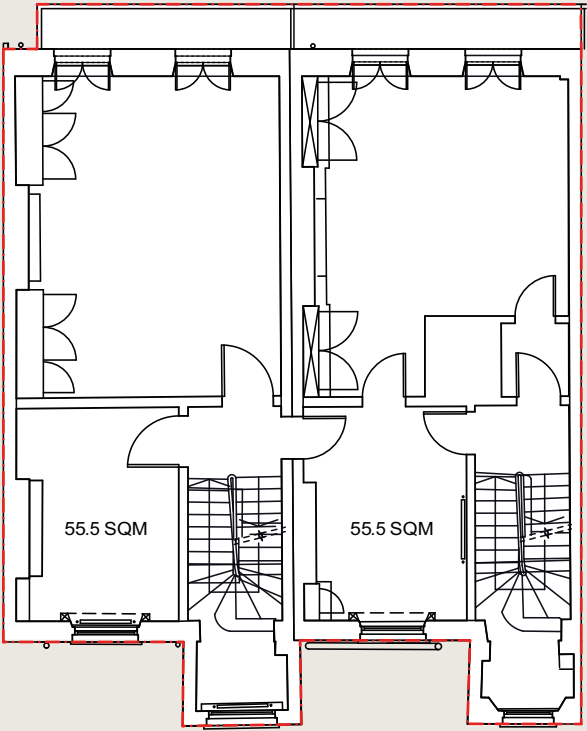
Existing floor plans



Lower Ground Floor



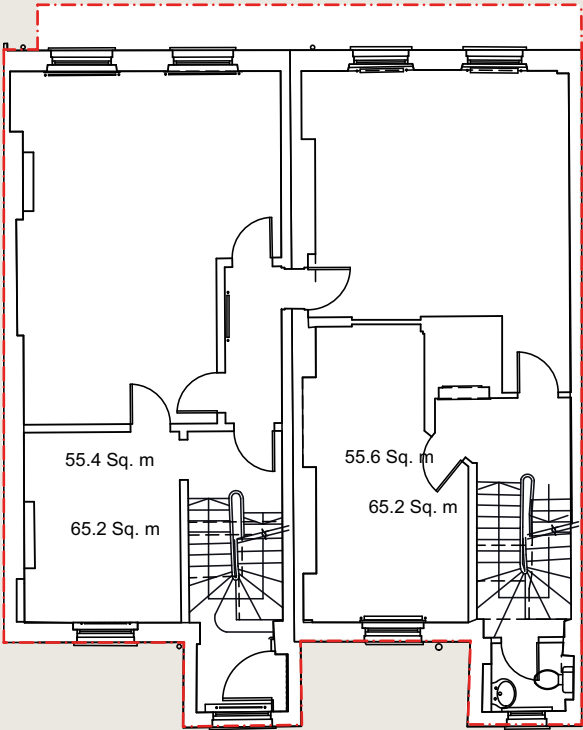
Ground Floor



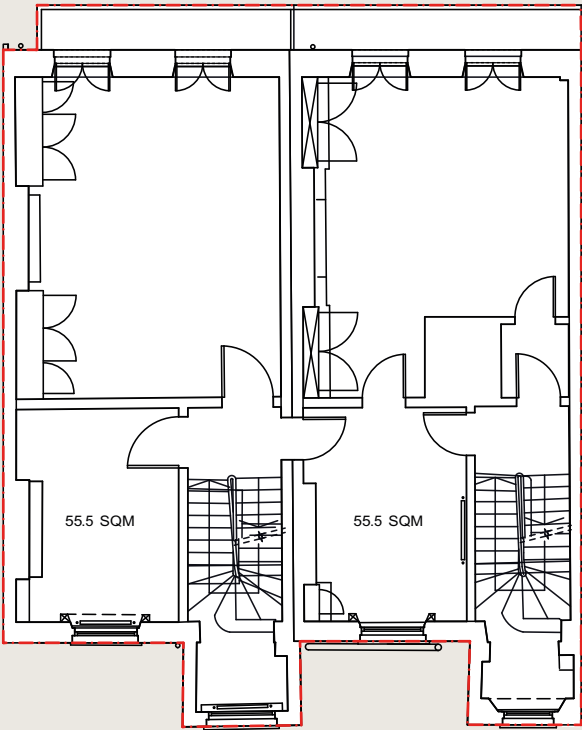
First Floor

Existing gross internal area

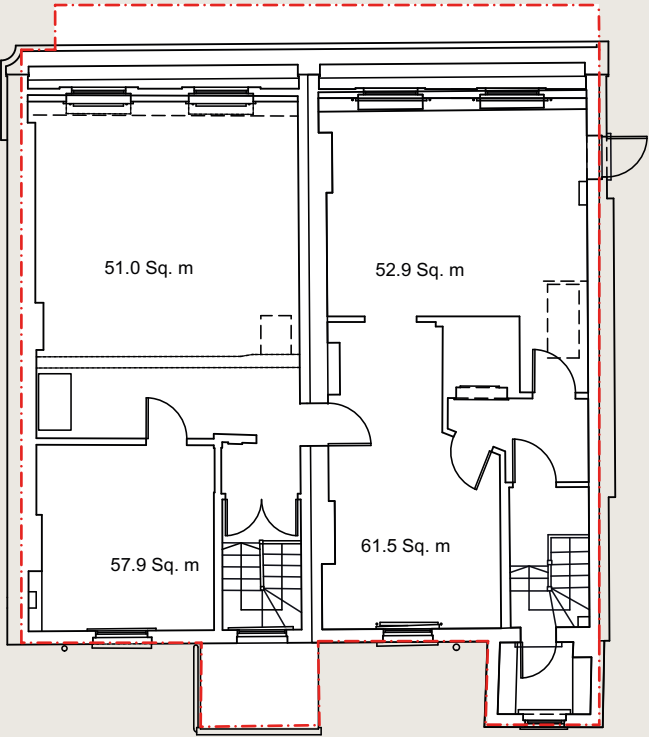
Floor	GIA sq m	GIA sq ft
Lower Ground	125.3	1348.7
Ground	107.6	1158.2
1st	110.0	1184.0
2nd	112.0	1205.6
3rd	112.2	1207.7
4th	102.3	1101.2
Total	669.4	7205.4



Second Floor

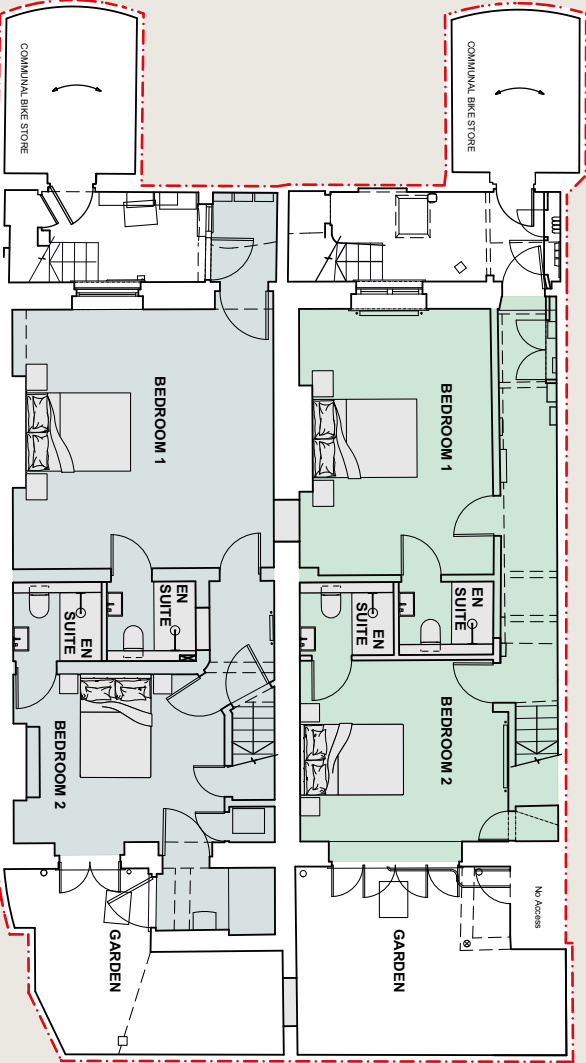


Third Floor

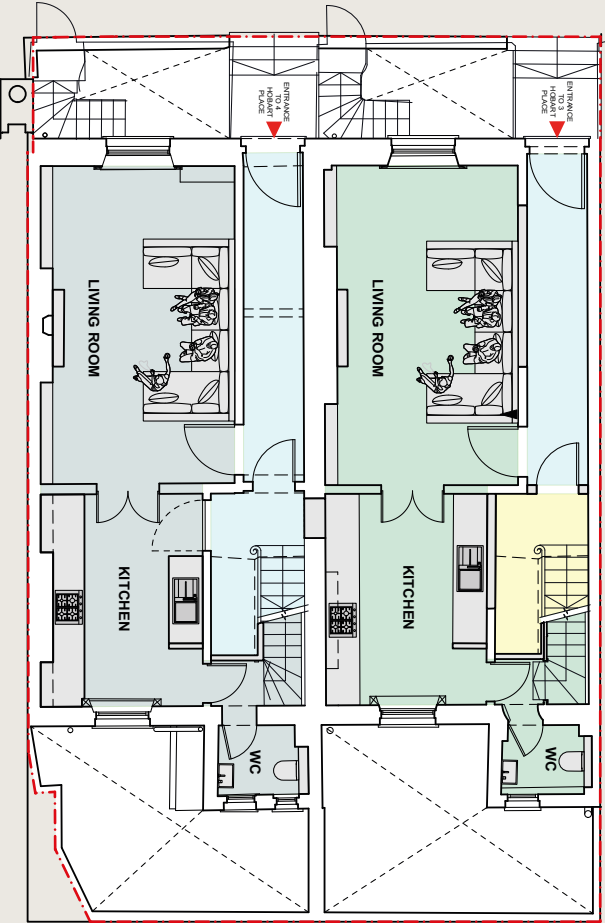


Fourth Floor

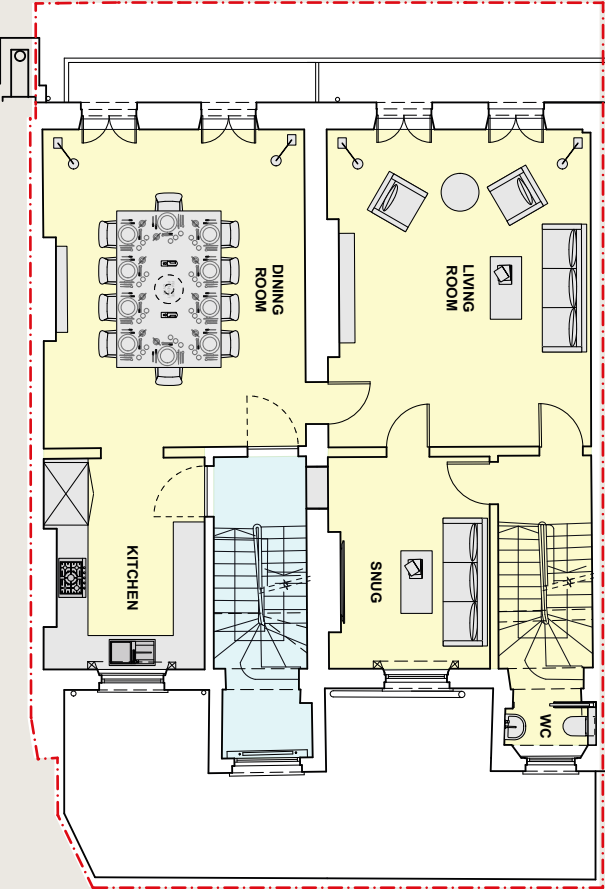
Proposed floor plans



Lower Ground Floor



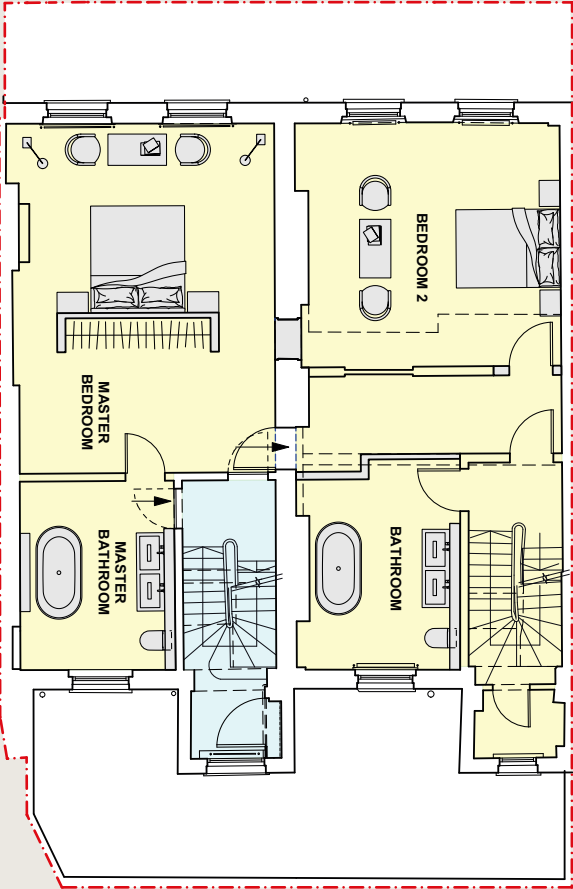
Ground Floor



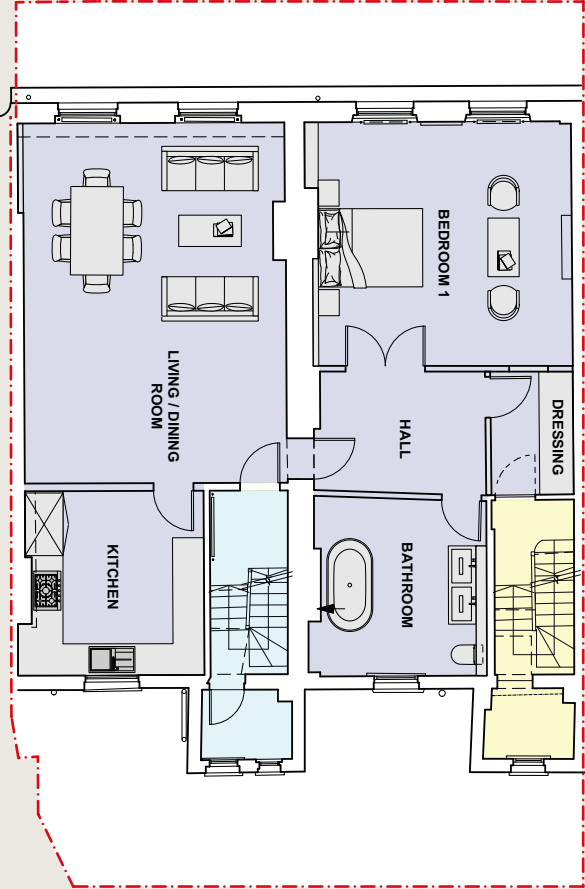
First Floor

Proposed residential accomodation schedule

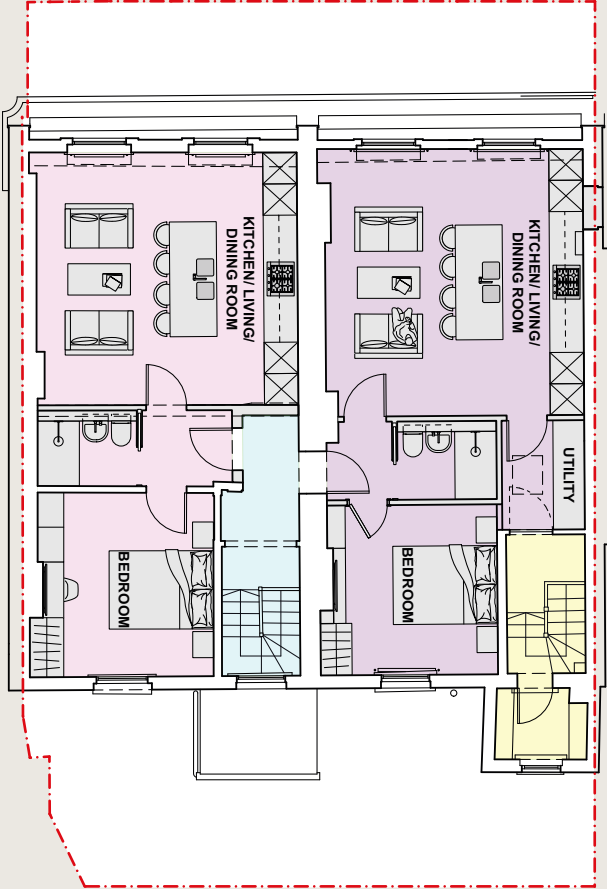
Unit	Floor	Type	NSA sq m	NSA sq ft
1	Lwr Gnd / Gnd (No. 3)	2 Bed (Duplex)	90	969
2	Lwr Gnd / Gnd (No. 4)	2 Bed (Duplex)	96	1,033
3	1st / 2nd (No. 3 & 4)	3 Bed (Duplex)	195	2,099
4	3rd (No. 3 & 4)	2 Bed (Flat)	94	1,012
5	4th (No. 3)	1 Bed	45	484
6	4th (No.4)	1 Bed	42	452
			562	6,049



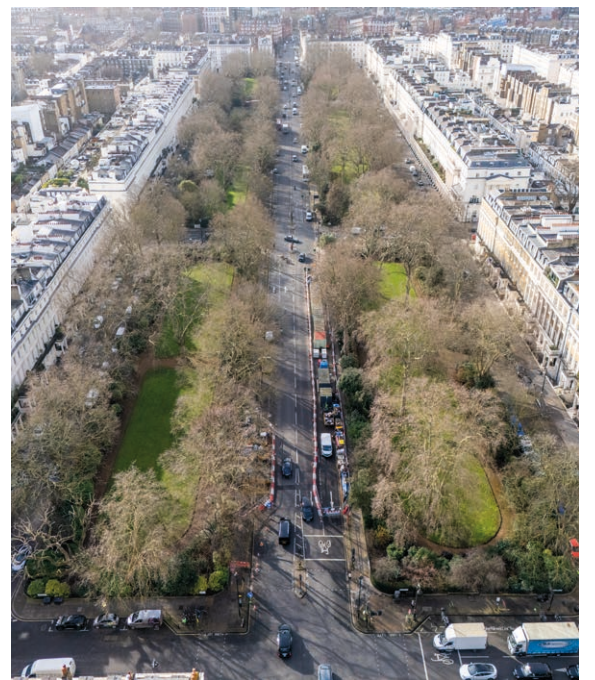
Second Floor



Third Floor



Fourth Floor



Legal title and tenure

The Property, comprising 3 & 4 Hobart Place, is held on a long leasehold from the Grosvenor Estate who hold the freehold under Land Registry Title Number NGL772992. This leasehold has c.159 years remaining. The freehold can be purchased for £1 once the development works have been completed.

Services

It is our understanding that mains, water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any proposed development.

AML

A successful bidder will be required to provide the necessary information to satisfy AML requirements.

Viewings

The site can be externally inspected from the public highway. The Property may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

EPC

These are available to view on the dedicated website.

VAT

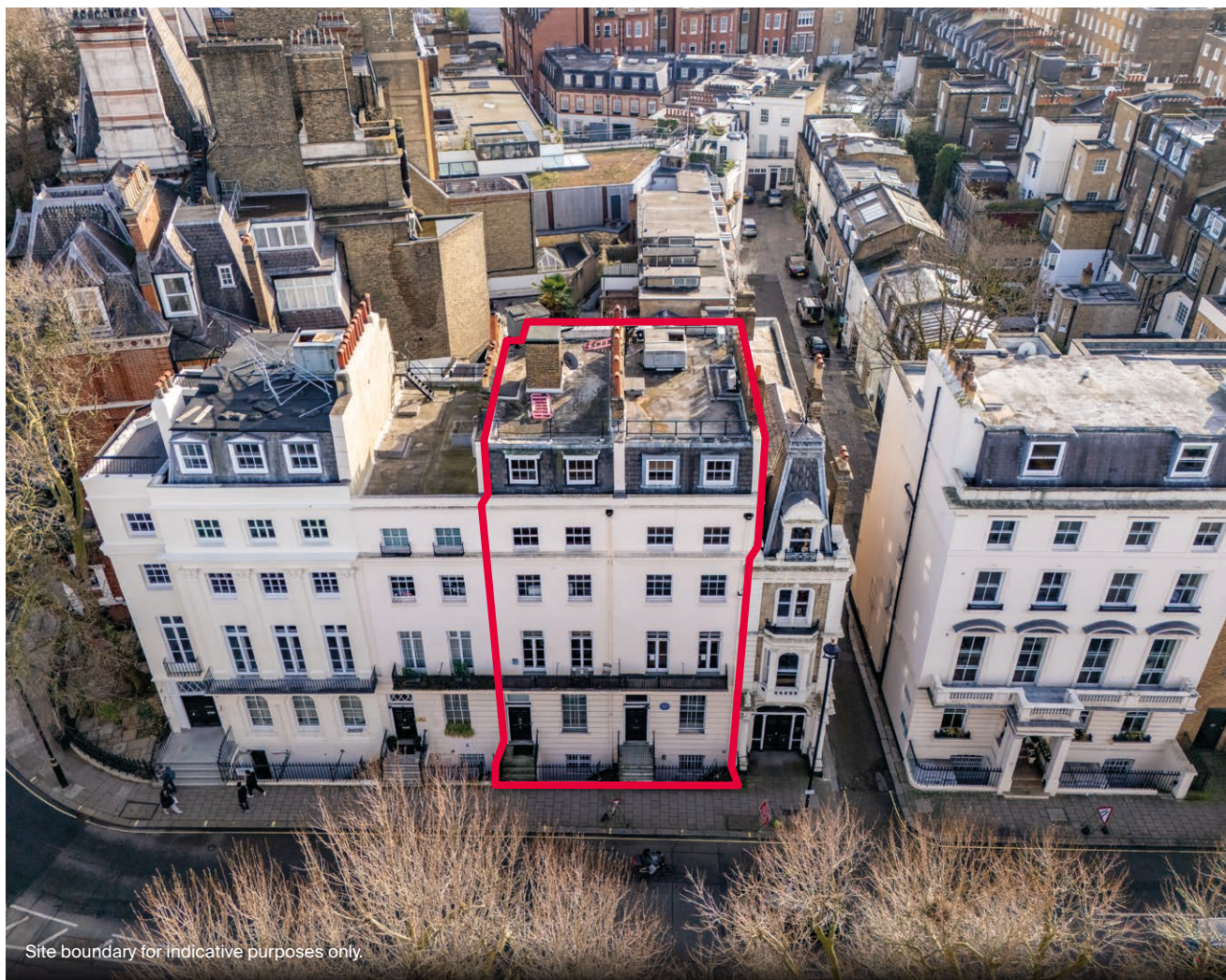
We understand the Property is elected for VAT.

Method of sale

The Property is for sale by private treaty via informal tender.

Further information

Further information is available on our dedicated website. Please visit <https://land.knightfrank.com/view/3%20-%204%20Hobart%20Place> for access.



Site boundary for indicative purposes only

Contact us.



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Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs dated June 2025.

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