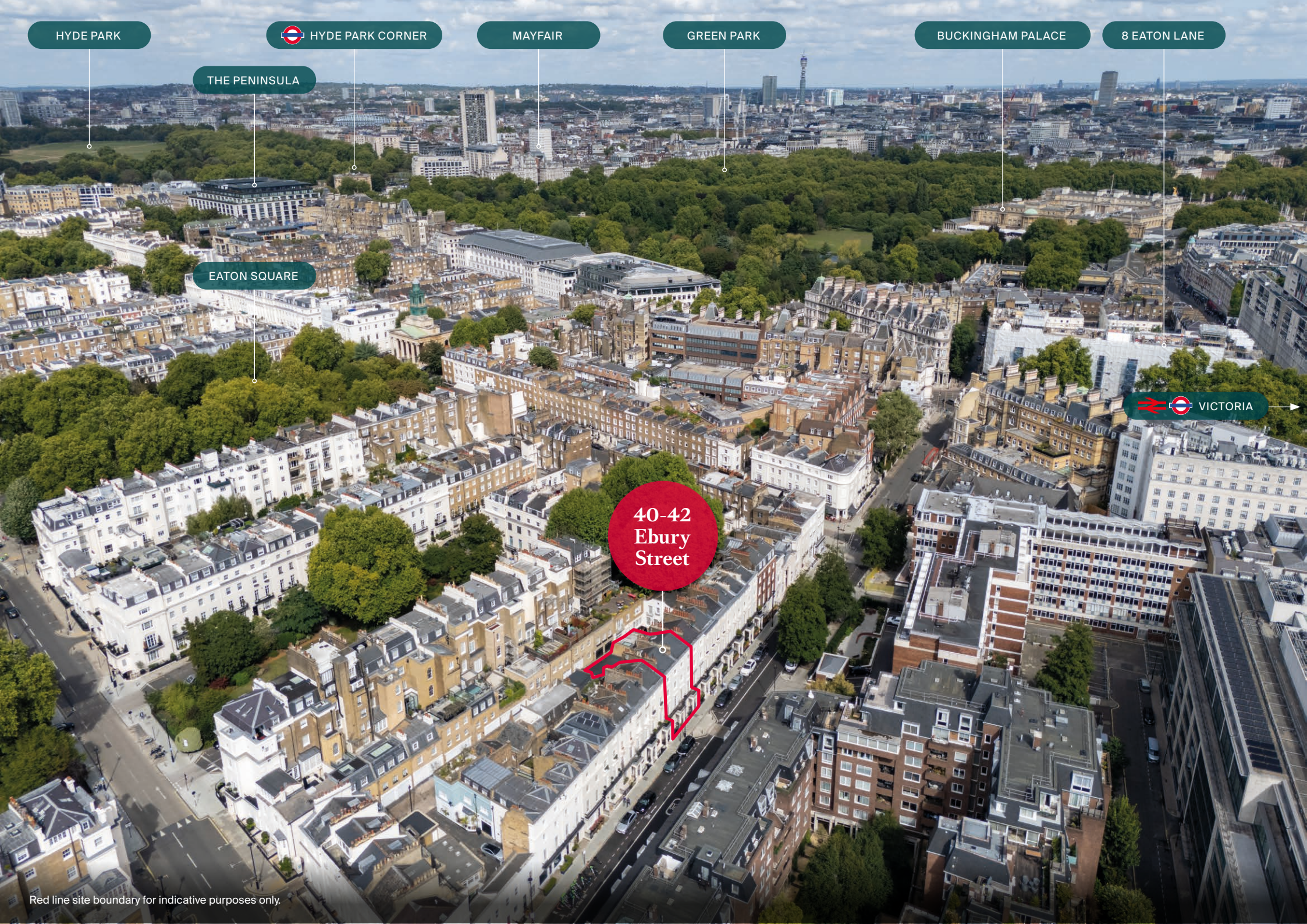




40-42 Ebury Street, Belgravia, London **SW1**

A prime freehold residential development in the heart of Belgravia.



HYDE PARK

HYDE PARK CORNER

MAYFAIR

GREEN PARK

BUCKINGHAM PALACE

8 EATON LANE

THE PENINSULA

EATON SQUARE

40-42
Ebury
Street

VICTORIA

Red line site boundary for indicative purposes only.

Executive Summary.

40-42 Ebury Street, Belgravia, London SW1

A prime freehold residential development in the heart of Belgravia

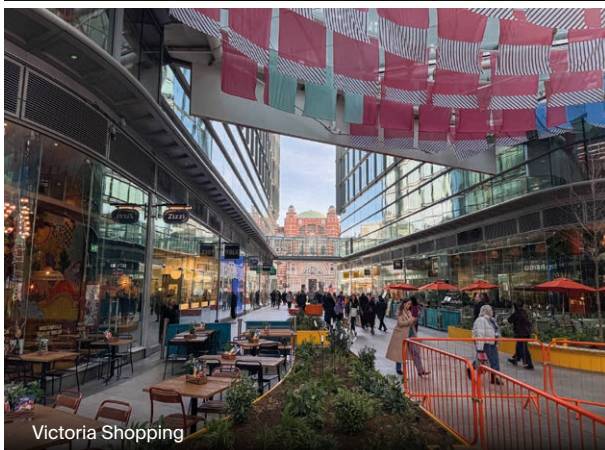
- Located on Ebury Street which runs through the heart of Belgravia, the site comprises two interconnected office buildings and a mews office to the rear on Ebury Mews East
- The properties are located within the City of Westminster
- The existing properties comprise a lower ground, ground and three upper floors, measuring approximately 4,659 sq ft NIA / 7,186 sq ft GIA
- A positive pre-application has explored the development feasibility for the change of use from office accommodation (Class E) to 4 residential apartments and 1 mews house (C3) with internal and external alterations
- The proposed plans measure approximately 6,986 sq ft NSA / 7,480 sq ft GIA
- The existing properties are located within the Belgravia Conservation Area and they are not listed
- Offers are invited for the freehold interest
- Offered with vacant possession by private treaty via informal tender



Belgravia Pub



St James' Park



Victoria Shopping

Location

Ebury Street is located in the heart of Belgravia, one of Prime Central London's most prestigious neighbourhoods. Just a short distance from Buckingham Palace, the area is defined by elegant garden squares and grand period architecture.

Positioned south of Hyde Park, Ebury Street benefits from close proximity to Belgrave Square, Green Park and St James's Park, offering residents access to expansive green spaces and landscaped gardens while remaining at the centre of London life.

Nearby Sloane Square provides a vibrant mix of fashionable boutiques, cafés and restaurants, while Knightsbridge, to the north, is home to world-class shopping, including Harrods and Harvey Nichols.

To the east, Victoria has undergone extensive investment and redevelopment in recent years, transforming it into a dynamic hub with a wide range of retail, dining, and leisure amenities.



Eccleston Yards

Transport

Ebury Street is located in Zone 1 and benefits from excellent transport links. This includes across 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 under 15 minutes by foot.

Victoria Underground and Victoria Railway Stations are under 300m away and provide access throughout Central London via the Victoria, District, and Circle lines. It also provides excellent transport links across the South of England.



London Underground

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

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

15-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 40-42 Ebury Street, which each comprise five-storey mid-terrace Victorian buildings, with a two-storey mews to the rear of the properties.

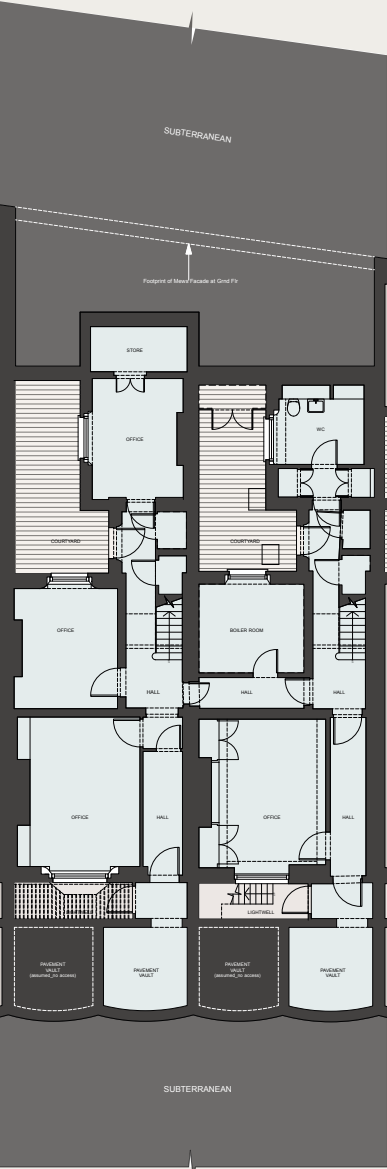
40-42 Ebury Street is currently office accommodation (Use Class E). The Property is to be sold with vacant possession and freehold.

The Property is located within the Belgravia Conservation Area, however, it is not grade listed.

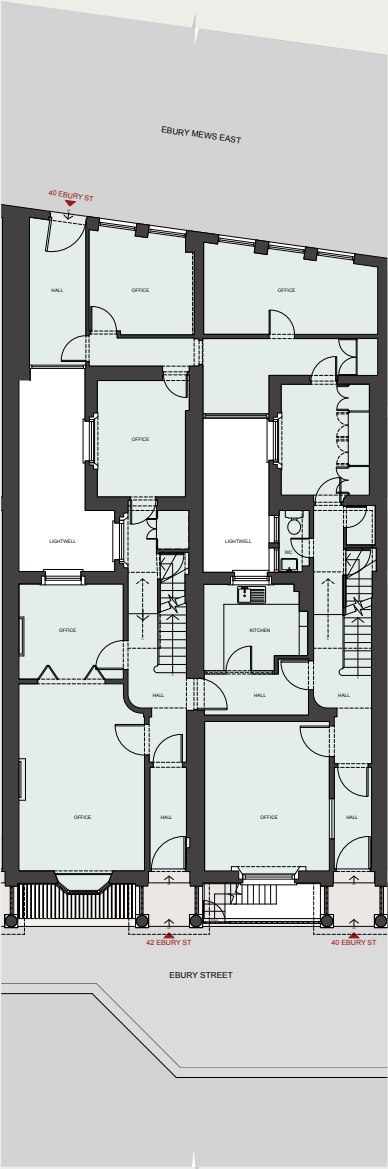
It currently totals approximately 4,659 sq ft NIA / 7,186 sq ft GIA.



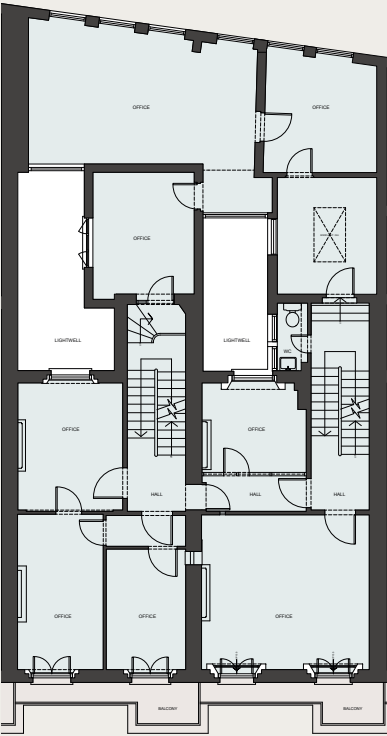
Existing floor plans



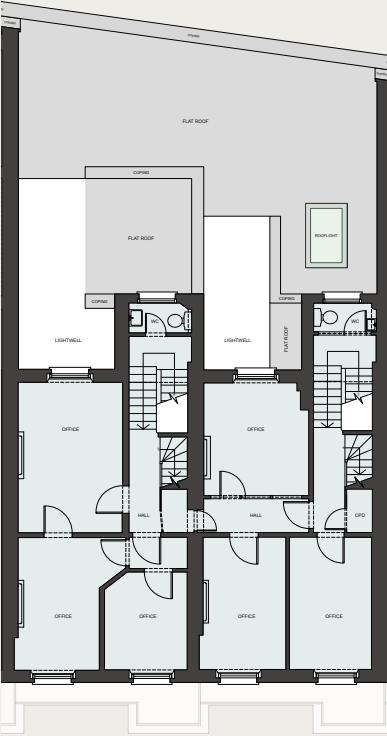
Lower Ground Floor



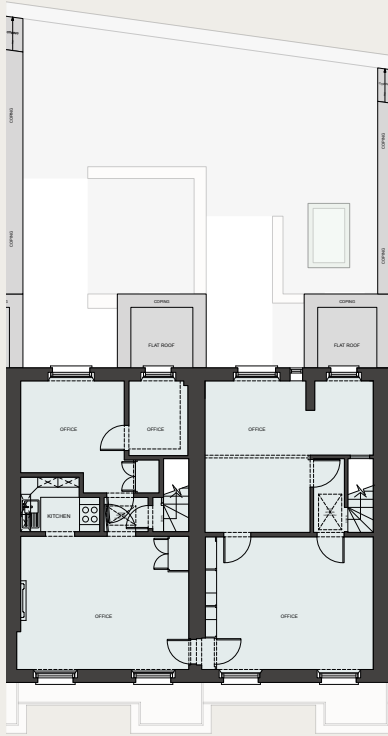
Ground Floor



First Floor



Second Floor



Third Floor

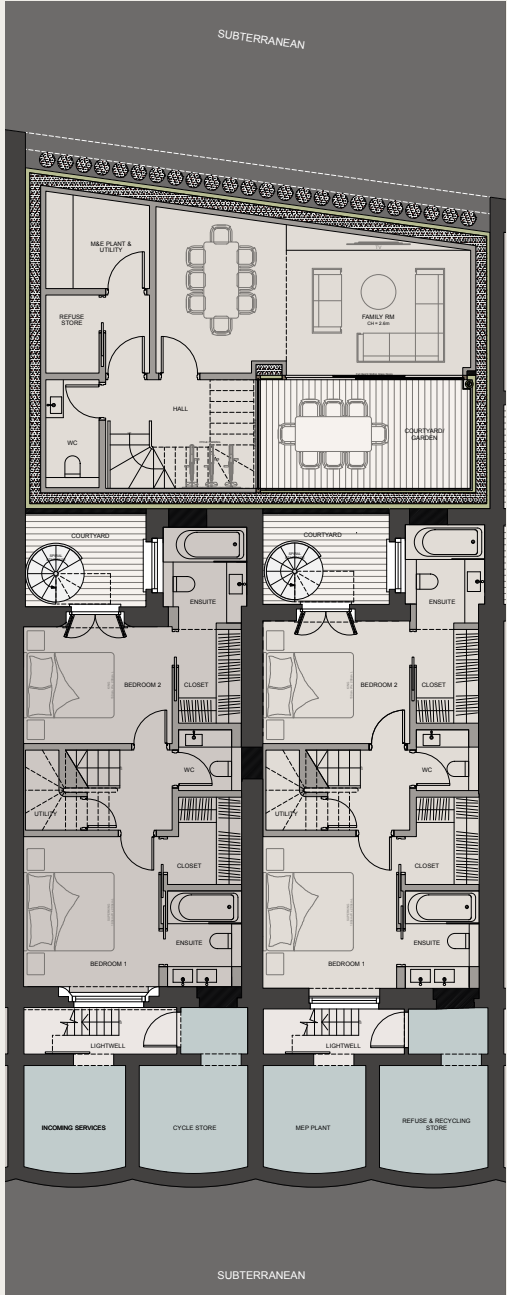
Proposed floor plans

Proposed residential accommodation schedule

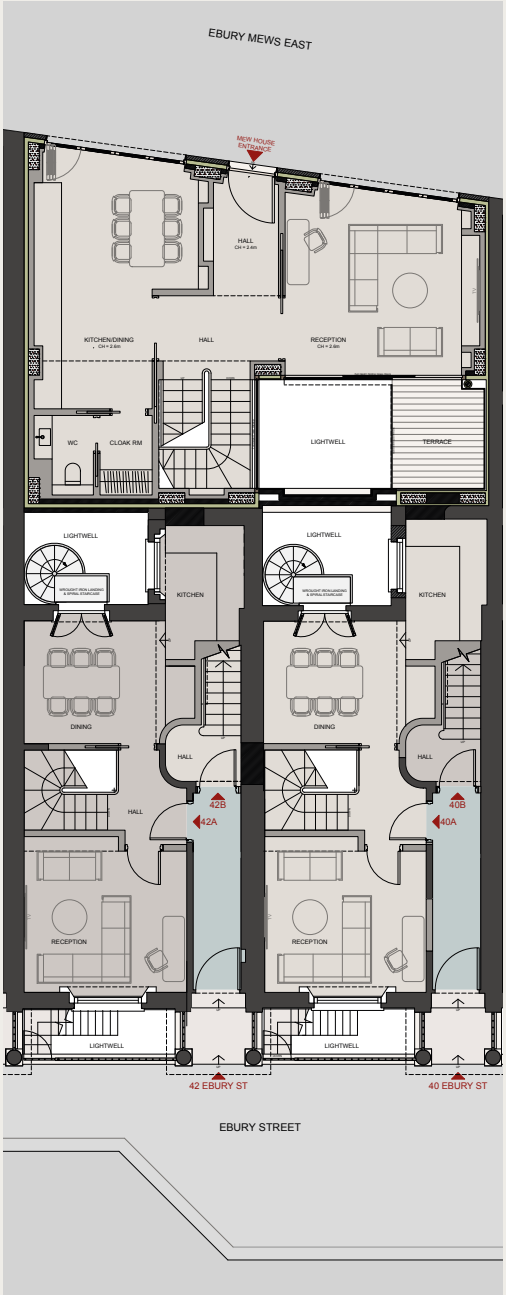
Unit	Floor	Type	NSA sq m	NSA sq ft
40A Ebury St	LGF, GF	2 bed / 4 person	83	893
40B Ebury Street	GF, 1st, 2nd, 3rd	3 bed / 5 person	142	1,528
42A Ebury Street	LGF, GF	2 bed / 4 person	83	893
42B Ebury Street	GF, 1st, 2nd, 3rd	3 bed / 5 person	142	1,528
40 & 42 Ebury Mews East	LGF, GF, 1st, 2nd	4 bed / 6 person	199	2,142
			649	6,984

The proposed scheme delivers an exceptionally efficient layout with a carefully considered mix of homes. Two spacious duplexes are arranged across the lower ground and ground floors, while the upper levels accommodate two impressive triplexes, offering expansive living over three floors. To the rear, a mews house provides a striking standalone residence.

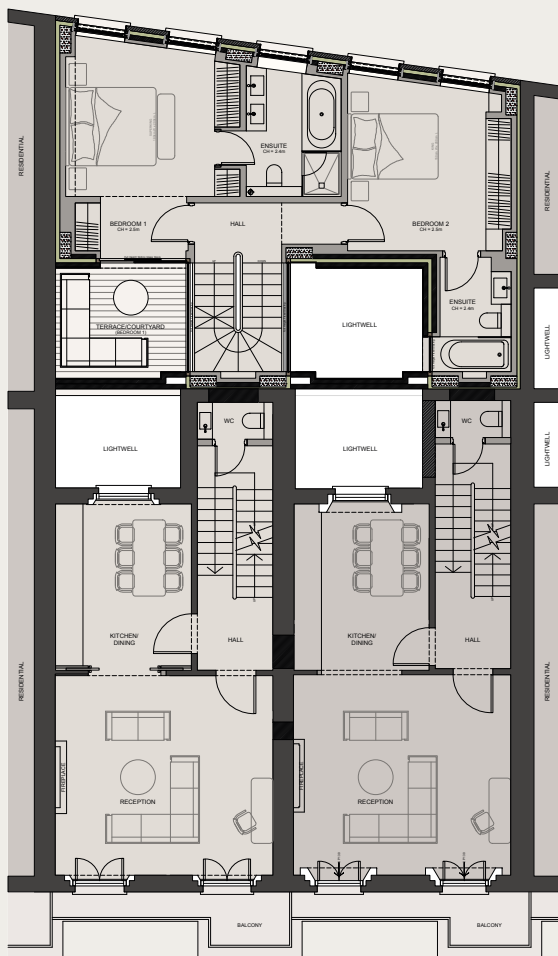
Designed with balance, flow, and liveability in mind, the scheme offers generous proportions and a strong sense of individuality within every unit creating a rare opportunity for modern living in this prime setting.



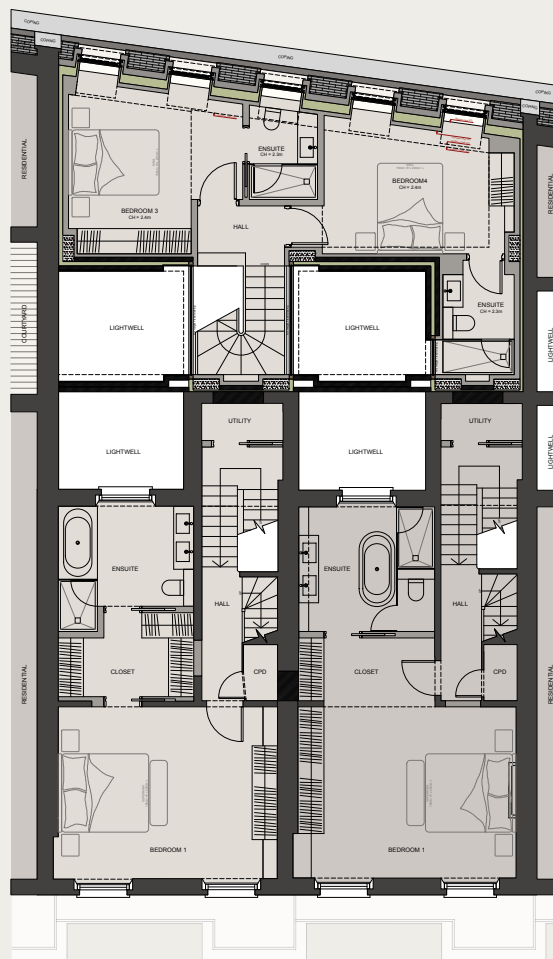
Lower Ground Floor



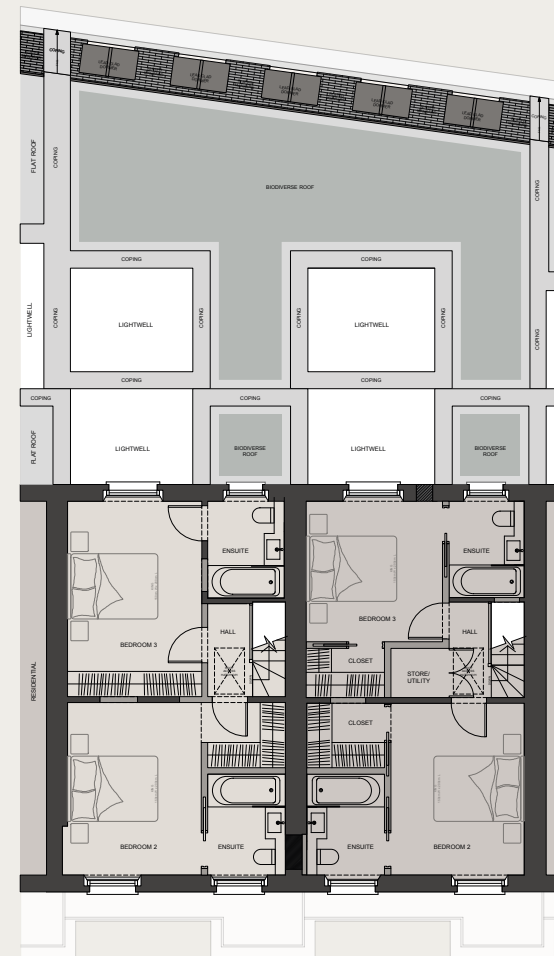
Ground Floor



First Floor



Second Floor



Third Floor

Development potential

Planning

40-42 Ebury Street received a positive pre-application response from Westminster Planning in May 2024 for conversion from Class E office accommodation to C3 residential use comprising four residential apartments in the existing Property and a new mews house to the rear, on Ebury Mews East.

The proposed totals 6,896 sq ft NSA and 7,480 sq ft GIA.

The pre-application and response from the council are available on the dataroom.

As an office (Class E) the existing buildings also benefit from the possibility of Permitted Development for office to residential conversion, providing a quicker route to achieve a planning consent.

Proposed front elevation



Proposed rear elevation



Legal title and tenure

The Property, comprising 40-42 Ebury Street, is a freehold held by the Grosvenor Estate under Land Registry Title Number NGL534189 and NGL913716.

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 not 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/40eburystreet> for access.



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Upon the instruction of
Grosvenor Estate



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 September 2025. Photographs dated September 2025.

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