

# 55 Great Cumberland Place Marylebone, W1

A rare refurbishment/development opportunity in the heart of Marylebone.







Primrose Hill

Regents Park

 Baker Street Station

Marylebone

55 Great Cumberland Place

 Marble Arch Station

Marble Arch

Mayfair

Hyde Park





# The opportunity.

## 55 Great Cumberland Place, Marylebone W1

**A rare refurbishment/development opportunity in the heart of Marylebone.**

- An elegant mid-terrace, period Property located between Hyde Park and Marylebone High Street
- The Property is Grade II listed and currently arranged as seven residential apartments
- The Property offers the purchaser a unique, value add refurbishment/ development opportunity across two residential apartments and communal areas. The remaining apartments are sold off on long leaseholds until Circa 2115
- The total floor area comprises approximately 6,521 sq ft GIA / 5,174 sq ft NSA
- The Property is offered on a freehold basis from The Portman Estate
- Guiding offers in excess of £750,000

The Portman Estate, which was first established in 1532, comprises 110 acres of prime commercial, retail and residential space in Marylebone. The Portman Estate actively manages the property assets, both directly as a landlord to an ever-increasing number of residential and commercial customers, and through their relationships with long-term leaseholders.





The Hart



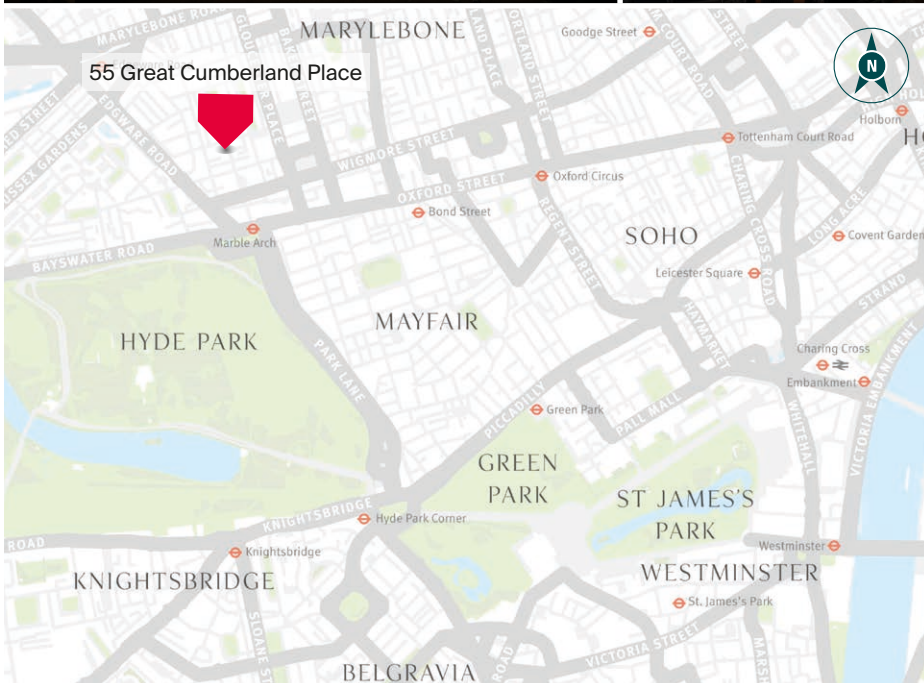
Nobu Hotel



Portman Square



The Marylebone



## Location

Located in the London Borough of Westminster, the Property is positioned in Marylebone, just north of Marble Arch.

Marble Arch acts as an access point to Hyde Park, one of the most prominent Royal Parks in London with over 350 acres of green open space. Additionally, the Property is located 0.6 miles away from Regents Park, one of London's Royal Parks.

In recent years, Marylebone has become one of the most popular and fashionable places to live and work in Central London. Under the stewardship of both The Portman Estate and the Howard de Walden Estate, Marylebone has evolved into a vibrant destination within Central London, based around a carefully curated collection of shops, restaurants, hotels and cultural institutions.

The area boasts a world-class retail offering, ranging from the flagship stores such as Selfridges which line Oxford Street, to a wide selection of other high-quality, independent boutiques dotted along Marylebone High Street.

In terms of hotels, Chiltern Firehouse (currently undergoing refurbishment) and the Nobu Hotel, which opened in 2020, are two of the most popular in London.

There are also many cultural attractions such as The Wallace Collection and Madame Tussaud's which draw in thousands of visitors each year.

## Transport

The Property is located a 5 minute walk away (300 metres) from Marble Arch Station, which is served by the Central Line and offers direct access into Central London.

Paddington Station is also located close by (0.6 miles west), served by the Bakerloo, Hammersmith and City, District and Circle Lines. The station is also a key interchange for the Elizabeth Line providing services to Canary Wharf and Heathrow Airport.

Paddington Rail Station has been the London terminus of services provided by the Great Western Railway for many years. The station is also served by the Heathrow Express, providing travel to Heathrow Airport in 21 minutes.



### London Underground

The Property is located 0.2 miles from Marble Arch and 0.6 miles from Paddington Station.



### Heathrow Airport

Travel by rail to Heathrow Airport from Paddington (Heathrow Express) takes 21 minutes.



# Description

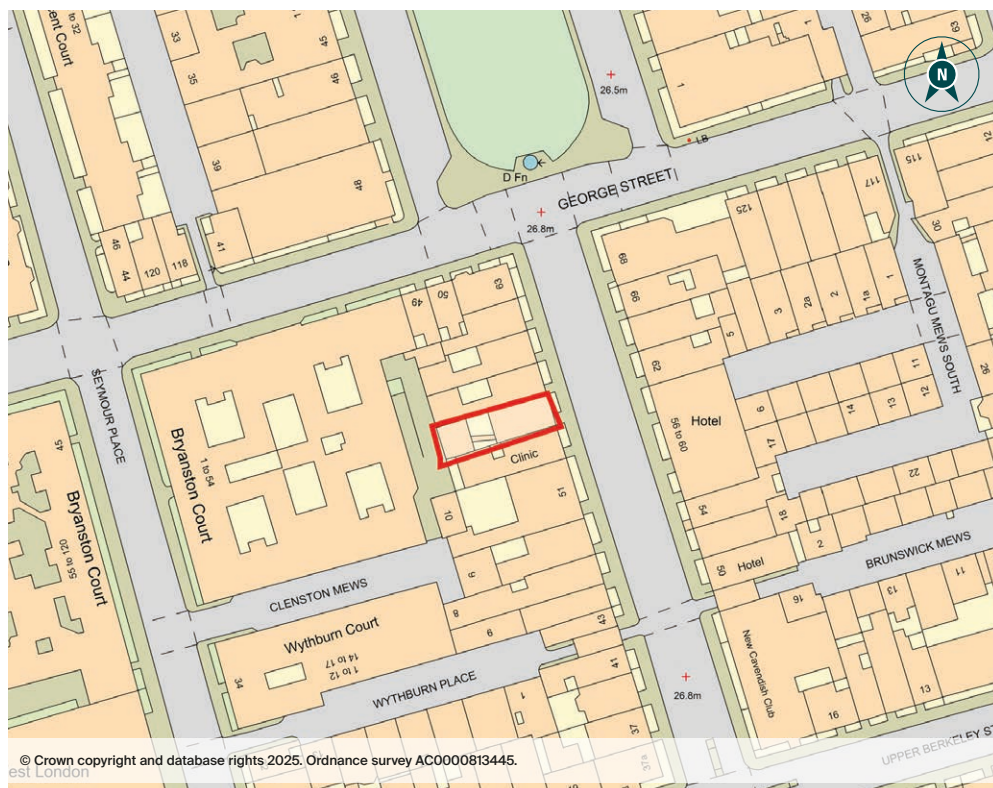
55 Great Cumberland Place is a seven-storey, mid-terrace Georgian Property in residential use arranged as seven flats.

Offers are sought for the freehold interest of the property. Five of the flats are let on long leases due to expire in Circa 2115.

Flats 2 and 5 are currently vacant. Flat 2 comprises approximately 647 sq ft NSA and is currently arranged as a 2-bedroom apartment. Flat 5, a studio apartment currently, offers approximately 358 sq ft NSA of accommodation.

The main building, fronting Great Cumberland Place, is arranged across lower ground, ground and five upper floors and comprises Flats 1, 2, 3, 4, and 7. An open courtyard at the rear of the main building separates a three storey mews-like building comprising Flats 5 and 6. The total area of the property measures approximately 6,521 sq ft GIA / 5,174 sq ft NSA.

The Property lies within the Portland Conservation Area and is Grade II Listed.





# Existing floor plans



# Development potential

55 Great Cumberland Place offers a rare opportunity to deliver a value-add development in a highly sought after central London location through the refurbishment/ development of the two vacant flats and a small amount of works to improve the quality of communal areas.

Through refurbishment the previous historic features could be repaired or reinstated to restore the grandeur of the building.

There may be a possibility of extending further into the courtyard, which is not currently demised.

Scope of required works and quotes provided (Ex VAT)

- Electrical Services (The Portman Estate will pay)
- Roof works and Parapet Walls (Paid for by Leaseholders)
- Water Tank (The Portman Estate will pay)
- Fire Alarm and Exit Signage (The Portman Estate will pay)

## Schedule of existing accommodation

| Floor  | Lease type | Expiry     | Sq ft | Notes                                                                                     |
|--------|------------|------------|-------|-------------------------------------------------------------------------------------------|
| Flat 1 | Long lease | 15/03/2115 | 665   |                                                                                           |
| Flat 2 | Vacant     |            | 647   | Needs refurbishing                                                                        |
| Flat 3 | Long lease | 15/03/2115 | 1,613 |                                                                                           |
| Flat 4 | Long lease | 15/03/2115 | 826   |                                                                                           |
| Flat 5 | Vacant     |            | 347   | Needs refurbishing                                                                        |
| Flat 6 | Long lease | Expired    | 736   | Circa £833,035 lease claim to be paid to The Portman Estate, this lease will be extended. |
| Flat 7 | Long lease | 15/03/2115 | 358   |                                                                                           |

## GIA (per floor)

| Floor                   | Sq ft |
|-------------------------|-------|
| Lower Ground (External) | 407   |
| Ground (Int/Ext)        | 394   |
| First                   | 119   |
| Mezzanine               | 96    |
| Second                  | 99    |
| Third                   | 116   |
| Fourth                  | 116   |

# Internals







Marylebone High Street



Architecture along Chiltern Street



Speakers Corner



La Brasserie



Regents Park



## Legal title and tenure

The Property is offered on a freehold basis from The Portman Estate who hold the freehold, under Land Registry Title Number NGL872532 by the City of Westminster. The Property is sold subject to and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

## 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

This Property is not elected for VAT.

## AML

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

## Method of sale

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

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients through the financing process to make it simpler and faster to secure optimal lending terms.

For more information, please contact  
Lisa Attenborough:  
020 3909 6846  
[lisa.attenborough@knightfrank.com](mailto:lisa.attenborough@knightfrank.com)

## Further information

Further information is available on our dedicated website:  
<https://sites.knightfrank.com/55GreatCumberlandPlace/>





# Contact us.

**James Scott**  
07966 230391  
james.scott@knightfrank.com

**Nick Alderman**  
07786 856173  
nick.alderman@knightfrank.com



**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2025. Photographs dated October 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.