

125-126
QUEEN'S GATE

SOUTH KENSINGTON, LONDON SW7





EXECUTIVE SUMMARY

A rare opportunity to acquire a substantial Grade II asset in the heart of South Kensington, offering scale, character and flexibility.

125–126 Queen’s Gate comprises two conjoined mid-19th century stucco-fronted townhouses, forming part of an elegant and established terrace.

Extending to approximately 13,958 sq. ft /1,296 sq. m (GIA) and 8,474 sq. ft/787 sq. m (NIA)*, arranged over basement, ground and four upper floors, with interconnection at ground and first floor levels, and a passenger lift serving all floors.

Located in the heart of South Kensington, in close proximity to the Natural History Museum, Victoria and Albert Museum, Science Museum and the wider ‘South Ken cultural quarter’.

The accommodation is currently configured for educational use, providing a range of classrooms and ancillary space, together with larger communal areas.

The buildings offer a flexible opportunity for owner-occupiers, investors or re-positioning, subject to the necessary consents.

Vacant possession upon completion.

** Please see floor area schedule on page 15.*



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this brochure.

LOCATION

Situated within the heart of South Kensington, 125-126 Queen's Gate occupies a prime position within one of London's most established cultural and residential districts.

Queen's Gate forms part of the distinguished network of mid-19th century stucco-fronted terraces within the Royal Borough of Kensington and Chelsea. Running south from Kensington Gardens towards Old Brompton Road, the street is characterised by its formal architectural composition and well-established mix of residential, educational and diplomatic occupiers.

The property is positioned just moments from some of London's most recognised cultural and academic destinations. The Natural History Museum, Victoria and Albert Museum and Science Museum are all within a short walk, forming part of the wider 'South Ken cultural quarter'. The Royal Albert Hall lies to the north-west, alongside the open spaces of Kensington Gardens and Hyde Park, providing a balance of renowned venues and accessible green space.

The surrounding area offers a broad mix of uses, including residential terraces, boutique hotels and a number of established institutions and embassies. This variety contributes to the area's continued appeal as both a place to live and to occupy, supporting a wide range of potential future uses.

Royal Albert Hall



Natural History Museum



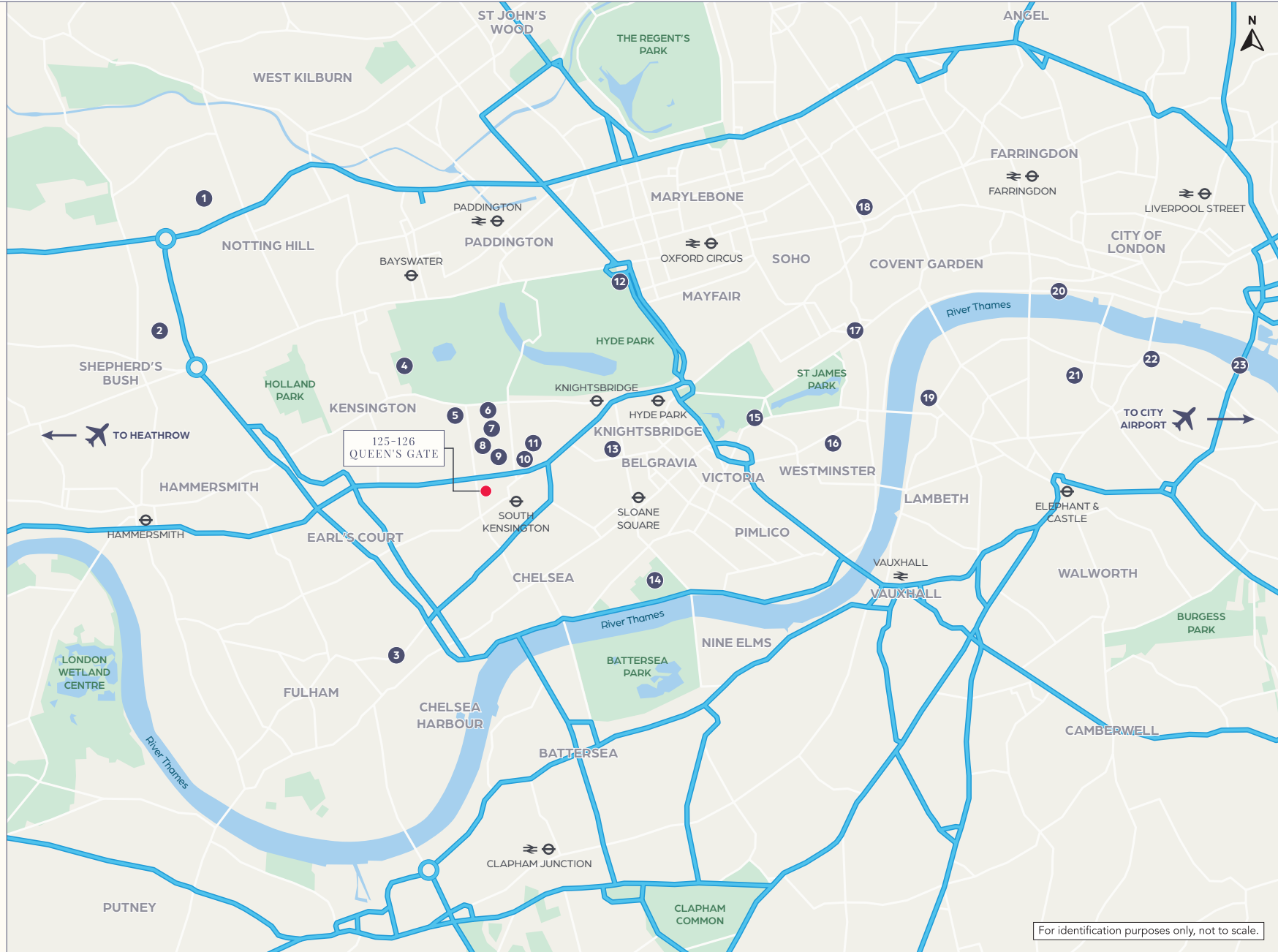
Imperial College



Hyde Park

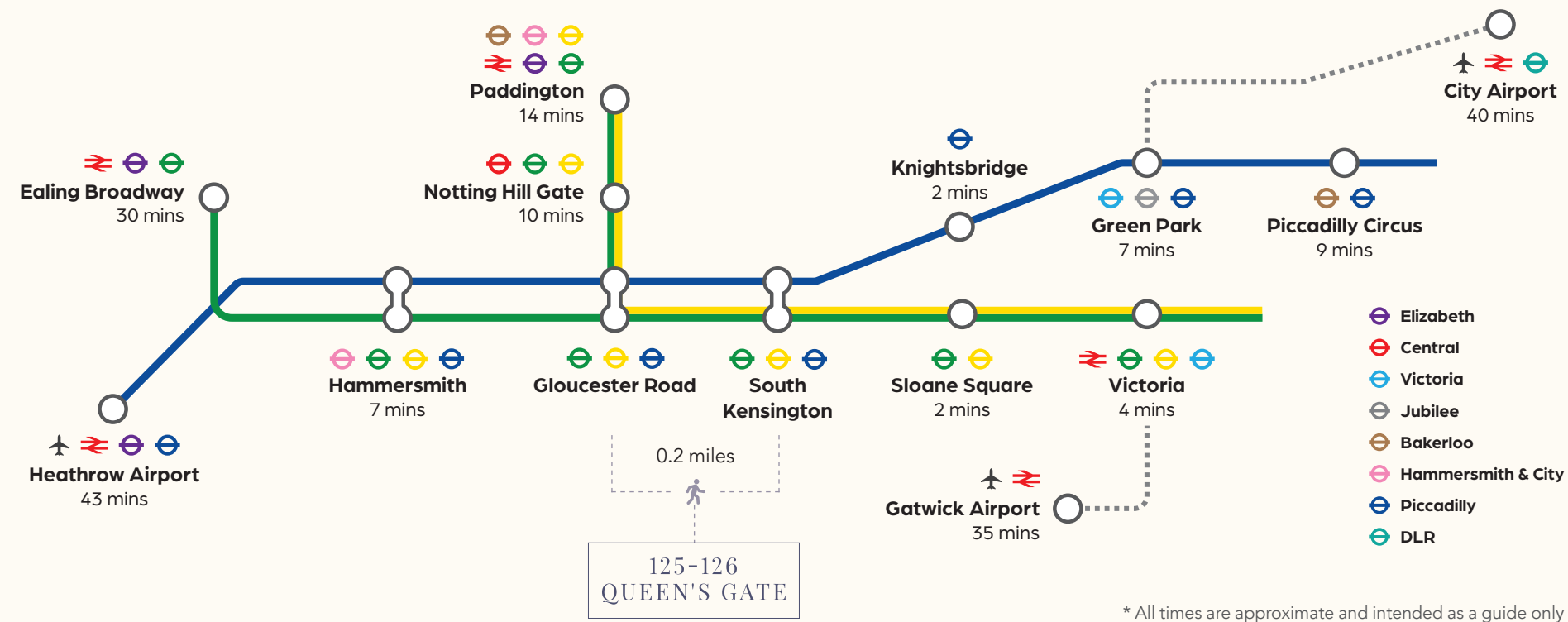


- 1 Portobello Road Market
- 2 Westfield Shopping Centre
- 3 Chelsea Football Club
- 4 Kensington Palace
- 5 Royal College of Art
- 6 Royal Albert Hall
- 7 Imperial College
- 8 Royal College of Music
- 9 Science Museum
- 10 Natural History Museum
- 11 V & A Museum
- 12 Marble Arch
- 13 Harrods
- 14 Saatchi Gallery
- 15 Buckingham Palace
- 16 Westminster Abbey
- 17 Trafalgar Square
- 18 The British Museum
- 19 London Eye
- 20 St Paul's Cathedral
- 21 Borough Market
- 22 The Shard
- 23 Tower Bridge



TRANSPORT AND CONNECTIVITY

-  125-126 Queen's Gate benefits from strong connectivity, situated within a well-established Central London transport network.
-  South Kensington (0.2 miles) and Gloucester Road (0.2 miles) Underground stations are both within close proximity, providing access to the Piccadilly, District and Circle lines, with direct connections across Central London and to Heathrow Airport.
-  The property is also well positioned for road access, with Cromwell Road (A4) linking to the M4 corridor and wider national motorway network.



HISTORICAL NOTE

125-126 Queen's Gate forms part of a distinguished terrace of mid-19th century townhouses, constructed circa 1860 during a period of significant development across South Kensington, as the area emerged as a centre for culture, education and residential expansion.

Originally built as private residences, the site reflects the formal architectural character of Queen's Gate, with stucco-fronted facades and a consistent terrace composition, typical of the area. As South Kensington evolved, many such buildings were adapted to accommodate a range of institutional, hospitality and educational uses.

The site has subsequently supported a variety of occupiers, including previous hotel use, before being converted to educational use in the mid-2000s. Today, the building retains the underlying proportions and structure of the original townhouses, providing a strong foundation for future occupation and potential adaptation.





THE PROPERTY

125-126 Queen's Gate comprises two substantial Grade II listed mid-19th century townhouses, forming part of an elegant stucco-fronted terrace within the heart of South Kensington.

Arranged over basement, ground and four upper floors, the property is interconnected at the ground and first floor and has a passenger lift providing access to all floors.

Internally, the accommodation is currently configured to support educational use, with classrooms, offices and ancillary spaces arranged across the upper levels, complemented by larger communal areas including a hall and library. The layout reflects the buildings' more recent use, while retaining the proportions and structure of the original townhouses.

The properties retain various attractive period features, including bay windows and decorative detailing, together with strong ceiling heights which contribute to a sense of volume and natural light throughout. Externally, the buildings sit within a consistent and well-maintained terrace, reinforcing the architectural cohesion of Queen's Gate.

Overall, the properties present a compelling combination of character, scale and flexibility, offering a robust platform to support a range of future occupier requirements or alternative use scenarios, subject to the necessary consents.

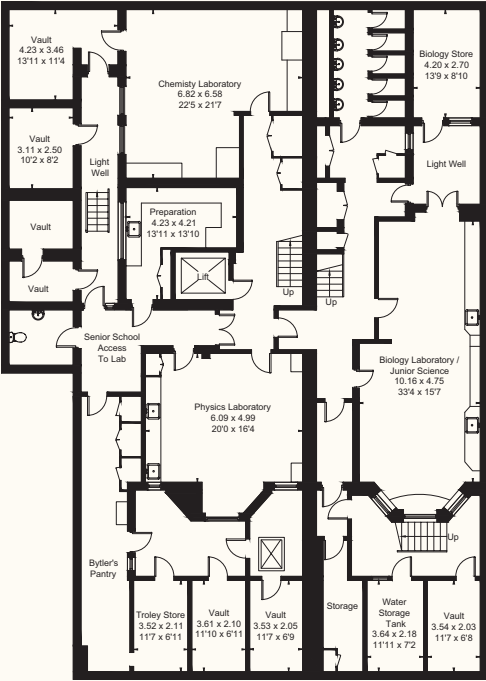




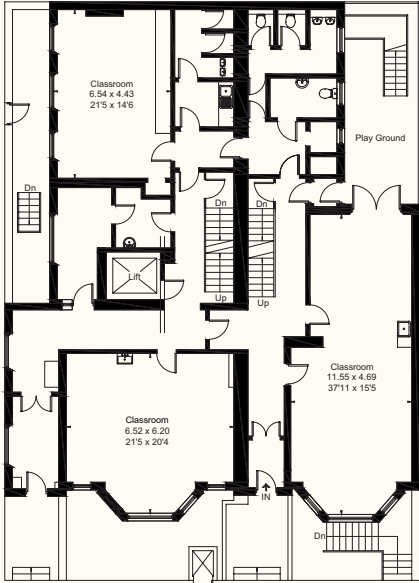


FLOOR PLAN

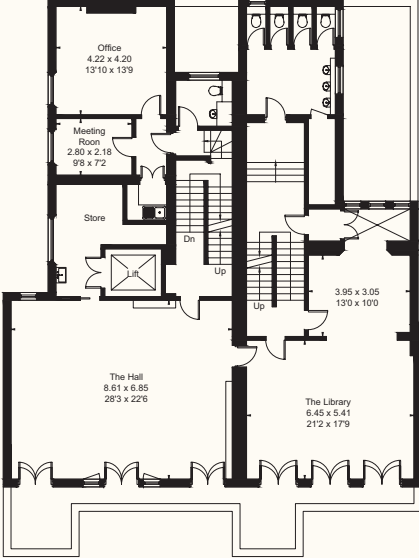
For identification purposes only, not to scale.



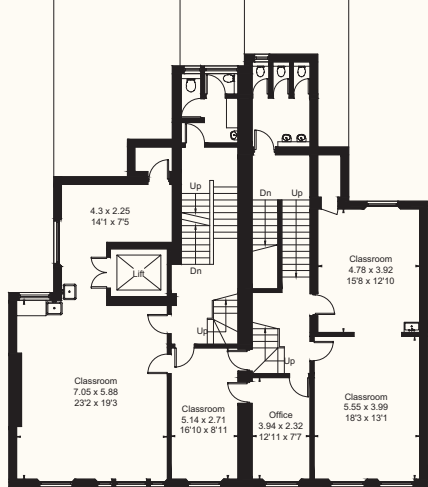
Lower Ground Floor



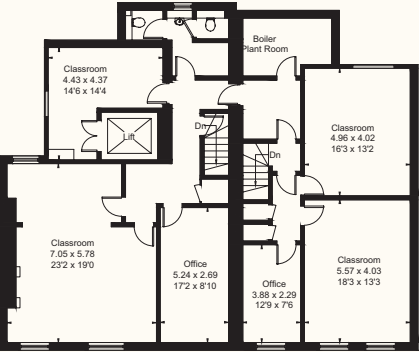
Ground Floor



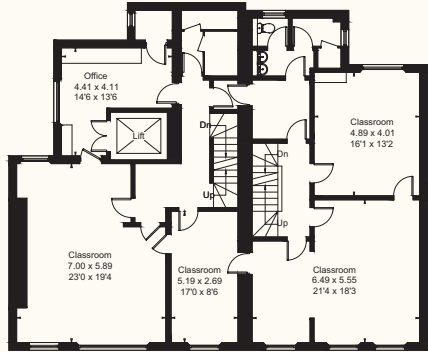
First Floor



Second Floor



Fourth Floor



Third Floor



FLOOR AREA SCHEDULE

FLOOR	GROSS INTERNAL AREA									
	125 QUEEN'S GATE		126 QUEEN'S GATE		PARTY WALL		TOTAL		125 + 126 QUEEN'S GATE	
	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
Lower Ground	108.9	1,172	137.5	1,480	10.1	109	256.5	2,761	256.5	2,761
Ground	97.4	1,048	142.5	1,534	10.2	110	250.1	2,692	250.1	2,692
First	94.6	1,018	131.0	1,410	8.5	91	234.1	2,520	234.1	2,520
Second	84.1	905	103.3	1,112	8.7	94	196.1	2,111	196.1	2,111
Third	76.0	818	97.0	1,044	6.9	74	179.9	1,936	179.9	1,936
Fourth	75.9	817	97.0	1,044	7.1	76	180.0	1,938	180.0	1,938
Total (ex Vaults)	536.9	5,779	708.3	7,624	51.5	554	1,296.7	13,958	1,296.7	13,958
Vaults	25.4	273	77.3	832	0.0	0	102.7	1,105	102.7	1,105

FLOOR	NET INTERNAL AREA									
	125 QUEEN'S GATE		126 QUEEN'S GATE		PARTY WALL		TOTAL		125 + 126 QUEEN'S GATE	
	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M	SQ. FT
Lower Ground	58.6	631	85.3	918	-	-	-	-	143.9	1,549
Ground	48.6	523	83.6	900	-	-	-	-	132.2	1,423
First	54.0	581	99.0	1,066	-	-	-	-	153.0	1,647
Second	53.8	579	69.3	746	-	-	-	-	123.1	1,325
Third	53.0	570	65.1	701	-	-	-	-	118.1	1,271
Fourth	52.7	567	64.3	692	-	-	-	-	117.0	1,259
Total (ex Vaults)	320.7	3,452	466.6	5,022	-	-	-	-	787.3	8,474
Vaults	22.0	237	73.1	787	-	-	-	-	95.1	1,024

LEGAL TITLE AND TENURE

A copy of the freehold titles and pertinent legal information can be found within the dedicated project data room.

125-126 Queen's Gate is held Freehold under Title Numbers LN227876 and 379484.



PLANNING CONTEXT

The property comprises two Grade II listed buildings situated within the Queen's Gate Conservation Area in the Royal Borough of Kensington and Chelsea.

The property is currently consented for educational use.

Its generous scale, flexible layout and prime central location make it exceptionally well-suited to continued educational use, while also presenting exciting potential for a range of alternative uses - including residential, office, hotel or other institutional purposes - subject to obtaining the necessary consents.

FURTHER INFORMATION

PURCHASER NOTICE

The vendor, in its absolute discretion, does not undertake to accept the highest or any offer received.

VACANT POSSESSION

Vacant possession will be provided upon completion.

EPC

Energy Rating C, Certificate number 9680-6349-7065-2239-8071.

METHOD OF SALE

Please refer to the dedicated website for information on the method of sale, bidding procedure, bid date and the bid form. It is essential that the tender procedure is strictly followed, to ensure that any bid is compliant.

INSPECTION

Strictly by prior appointment with Knight Frank. 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.

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 the proposed development.

VAT

The property is not elected for VAT.

DATA ROOM

Further information is made available via our dedicated data room. For access, please email: florrie.spencer@knightfrank.com





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