



103 Gloucester Place

LONDON W1U 6JN

FREEHOLD FOR SALE | FIVE SELF CONTAINED FLATS
498 SQ M GIA / 5,359 SQ FT GIA

/// fire.open.theme



Executive Summary

FREEHOLD FOR SALE | FIVE SELF CONTAINED FLATS
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- A rare opportunity to acquire an **unbroken freehold of five flats** within a **converted period Georgian property**.
- Arranged over **five floors** the property totals approximately **5,359 sq ft GIA** with the total net area of the five flats equating to **4,642 sq ft**
- Internally configured as **five self-contained flats (1 x one bed and 4 x two bed)**.
- Available with **Vacant Possession**.
- **Central London location** in the heart of **Marylebone**.
- **Excellent transport connections** providing access across Central and Greater London.
- Well located for pedestrian access to **Oxford Street** and the **West End of London**.





BT TOWER

MARYLEBONE

BBC
BROADCASTING
HOUSE

THE SHARD

LONDON EYE

OXFORD STREET

MAYFAIR

THE CITY

SOHO



BAKER STREET
STATION
(5 MINS)



MARYLEBONE
STATION
(7 MINS)

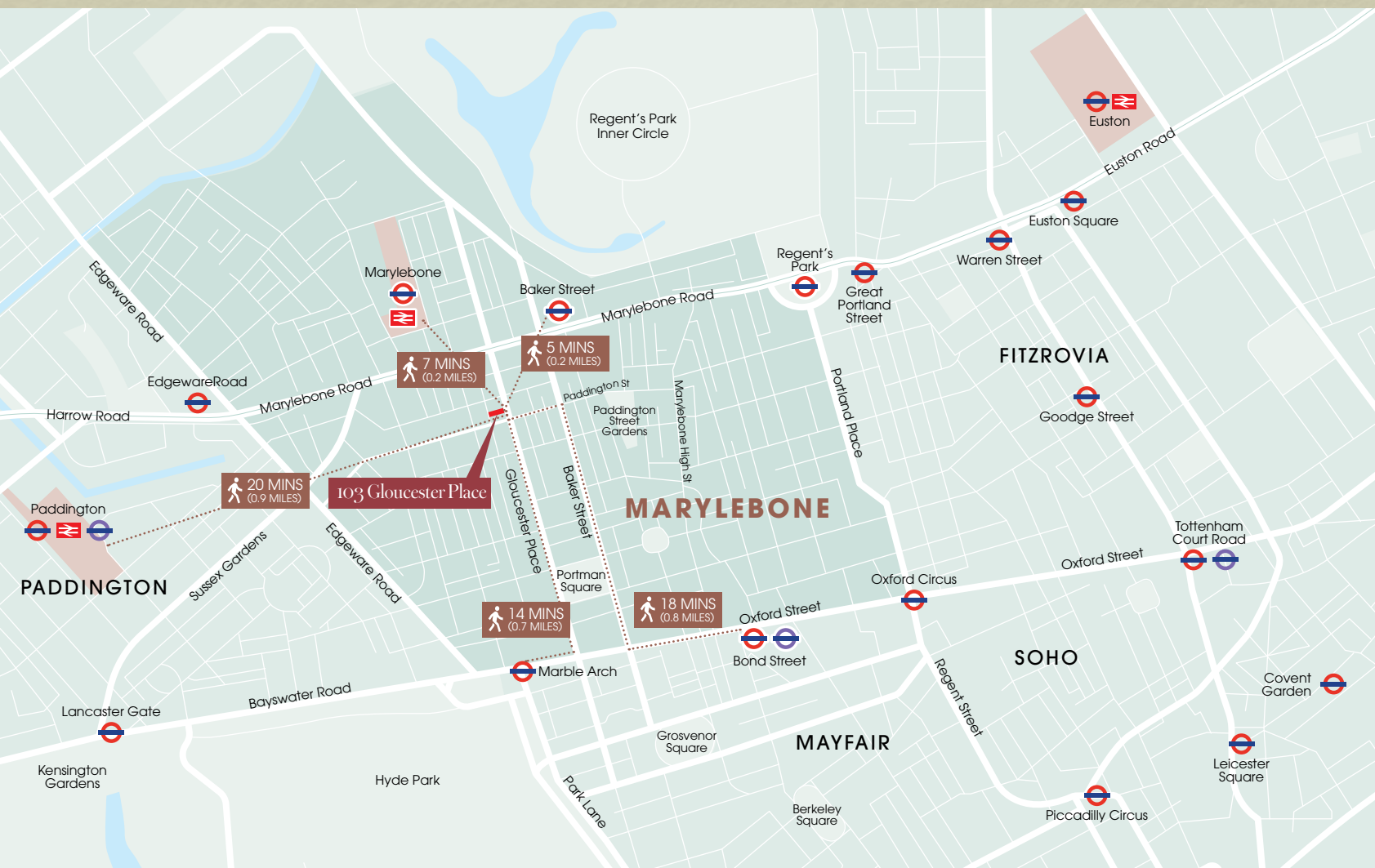
BAKER STREET

GLOUCESTER PLACE

103 Gloucester Place

Perfect Location

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103 Gloucester Place is a period former Georgian townhouse located in the heart of Marylebone, just off the junction with Crawford Place. The property is well positioned to benefit from the area's extensive cultural, retail and dining amenities, while also providing convenient access to other parts of Central London.

The property is within walking distance of both Marylebone and Baker Street Underground stations, and also benefits from proximity to Bond Street station, providing access to the Elizabeth Line. Marylebone Station additionally offers National Rail services to destinations including Oxford and Birmingham.

In addition to London Underground services, the property enjoys excellent connectivity via a number of nearby bus routes, including those serving Dorset Street (Stop R), York Street (Stop F), and Marylebone Station (Stops P and N).

Marylebone is a well-established business and cultural destination in London's West End, home to renowned attractions such as Madame Tussauds and the Wallace Collection. The area boasts an excellent selection of shops, restaurants, and cafés, while Oxford Street is just a 10-minute walk away. Residents and visitors also benefit from easy access to the open green spaces of Regent's Park.

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Connectivity & Amenity

1	Boxcar Marylebone	6	Alley Cats Pizza	11	Hub by Premier Inn	16	Edgware Road
2	Briciole	7	Carlotta	12	The Landmark	17	Seymour Leisure Centre
3	Hijazi Corner	8	Granger & Co.	13	Hilton Metropole	18	Madam Tussauds
4	The Larrik	9	The Monocle Café	14	Marylebone	19	Regents Park
5	Taste of Lahore	10	Amber Residence	15	Baker Street	20	Marylebone Theatre

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F&B



HOTEL



TRAVEL



LEISURE

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GETTING AROUND

The property is exceptionally well connected, benefiting from multiple Underground and national rail links within easy walking distance:

Baker Street (Bakerloo, Hammersmith, Metro, Circle, Jubilee Line)	5 mins
Marylebone (National Rail Bakerloo Line)	7 mins
Marble Arch (Central Line)	14 mins
Bond Street (Central, Jubilee, Elizabeth Lines)	18 mins
Paddington (Elizabeth, Bakerloo, District, Circle, Heathrow Express)	20mins

The Elizabeth Line has significantly enhanced local connectivity, offering direct, high-speed services from Bond Street to key destinations including:

Heathrow Airport	accessible in approx. 25 mins
Liverpool Street	accessible in approx. 10 mins
Canary Wharf	accessible in approx. 15 mins

Multiple bus routes operate along Oxford Street, Edgware Road, and Park Lane, while the nearby A40 (Westway) and Marylebone Road provide easy access to West London, the M25, and the wider motorway network.

Description

The subject property comprises a five storey Georgian brick-built terrace house converted into five self contained flats underneath a slate valley roof.

Internally, the property provides 1 x one-bedroom flat 4 x two-bedroom flats, ranging from approximately 753 sqft and 1,475 sqft. Each flat comprises at least one bathroom and open plan kitchen/living rooms.

The lower ground floor flat comprises two bedrooms, two bathrooms and a WC. The property benefits from an open plan kitchen/dining area as well as two under pavement vaults and a private rear terrace.

The ground floor flat comprises one bedroom with en-suite bathroom, a large reception room and a private rear terrace.

The first floor flat comprises two bedrooms, two bathrooms, a kitchen and a reception/dining room. The flat also benefits from a private balcony.

The second floor flat comprises two bedrooms, two bathrooms and a kitchen/reception room.

The third floor flat comprises two bedrooms, two bathrooms and a kitchen/reception room.



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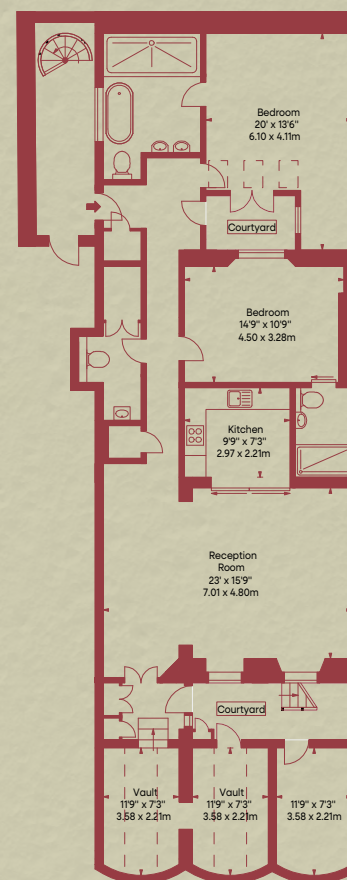
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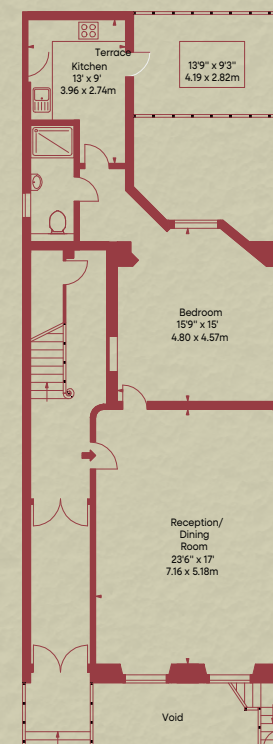
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Accommodation & Floorplans

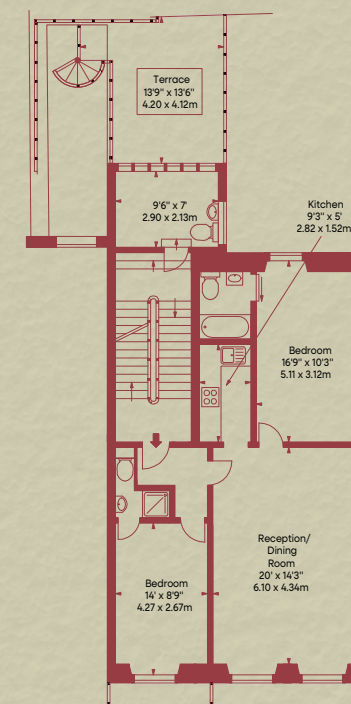
Flat Name	Type	Floor	Tenancy	Size sq m	Size sq ft
Flat A	2 Bed	Lower Ground Floor	Vacant	137	1,475
Flat B	1 Bed	Ground Floor	Vacant	76	813
Flat C	2 Bed	1st Floor	Vacant	70	753
Flat D	2 Bed	2nd Floor	Vacant	72	776
Flat E	2 Bed	3rd Floor	Vacant	77	825
Total				432	4,642



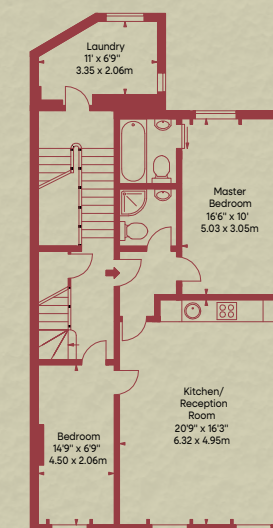
LOWER GROUND



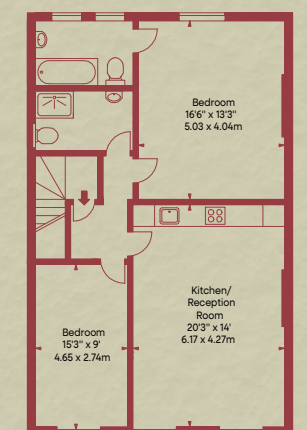
GROUND



FIRST



SECOND



THIRD

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Gallery



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Key Information

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TENURE

The subject property is held Freehold under title number LN114443.

The freeholder has created separate long leases for each flat held under title numbers:

NGL528009, NGL922370, NGL922373, NGL958742, NGL969799.

EPC

There are 5 x EPC certificates in place with ratings of D (65) to C (76).

All certificates are available to view and download from the data-room.

METHOD OF SALE

The subject is for sale by way of Private Treaty; however, we reserve the right to conclude the marketing process by way of an Informal Tender process.

AML

A successful bidder will be requested to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATA ROOM

A full suite of documents are available to view and download from the **data room**.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's sole selling agent, Lambert Smith Hampton.

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PROPOSAL

We are instructed to seek offers in the region of

£5,500,000
(Five Million Five Hundred Thousand Pounds)

for the Freehold interest, subject to contract.

A purchase at this level reflects a **capital value of approximately £1,026 per square foot on the GIA** before the deduction of purchasers costs.

ALL ENQUIRIES

**Living
Investment**

David Fisher
M: 07377 773 581
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Ethan Hughes MRICS
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**London Capital
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**Lambert
Smith
Hampton**