



The Hyde Park Triangle

PRESTIGIOUS CENTRAL LONDON
RESIDENTIAL PORTFOLIO

Investment Summary

PRESTIGIOUS CENTRAL LONDON RESIDENTIAL PORTFOLIO

- Rare Freehold residential portfolio
- **Three best in class residential assets**, each fully let and situated in prime residential locations - one is situated in Chelsea with others located in Hyde Park and Marylebone– **available as a portfolio or individually**
- **Chelsea, Hyde Park and Marylebone are among London's most sought-after residential neighbourhoods**, combining prime central locations, exceptional amenities, excellent connectivity, and a rich blend of heritage, luxury, and village-style charm
- The portfolio comprises **26 apartments across three assets which collectively provides 12,866 sq ft of residential accommodation** – the three assets are as follows:
 - 41 Draycott Place, SW3
 - 9 Devonshire Terrace, W2
 - 162 Gloucester Place, NW1
- Each asset is single-let to one tenant / operator providing a total **rent passing of £775,000 per annum across the portfolio**
- The lease agreements in **each asset across the portfolio is subject to annual CPI linked rent reviews**
- **Offers are invited in excess of £18,350,000 subject to contract and exclusive of VAT, reflecting a Gross Initial Yield of 4.22% and a capital value of £1,426 per sq ft – the assets are available as a portfolio or individually**



41 Draycott
Place
SW3



9 Devonshire
Terrace
W2



162 Gloucester
Place
NW1



Asset Summaries

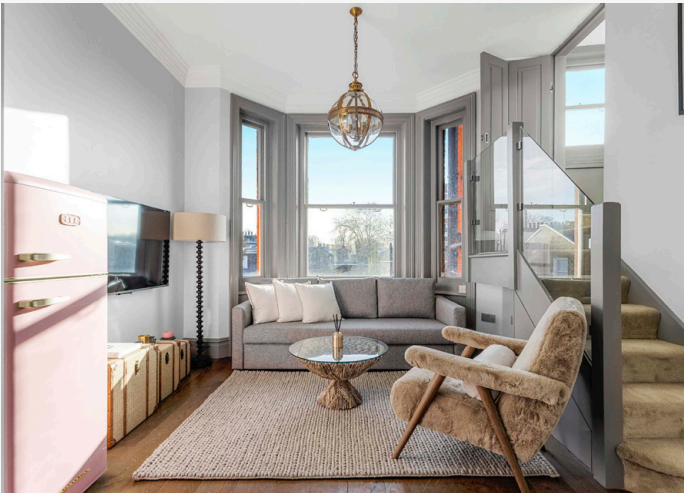
3	12,866	26	£775,000
Prime Residential Assets	Sq ft	Apartments	Total Rent Per Annum

ASSET	USE CLASS	SIZE (SQ FT)	RENT PER ANNUM	PERCENTAGE OF PORTFOLIO INCOME	NUMBER OF APARTMENTS	NUMBER OF TENANTS	WALUT TO EXPIRIES (TO BREAKS)
41 Draycott Place, SW3	C1	5,157	£340,000	43.9%	10	1	9 years (4 to breaks)
9 Devonshire Terrace, W2	C3	5,151	£265,000	34.2%	11	1	5 years
162 Gloucester Place, NW1	C1	2,558	£170,000	21.9%	5	1	2 years (0.25 to breaks)
PORTFOLIO TOTAL		12,866	£775,000		26	3	

Pricing Summaries

£18,350,000	4.22%	£1,426	£705,769
Portfolio Value	Gross Initial Yield	Capital Value Per Sq Ft	Price Per Unit

ASSET	PRICE	CAPITAL VALUE (PSF)	GROSS YIELD	NUMBER OF APARTMENTS	PRICE / KEY
41 Draycott Place, SW3	£8,350,000	£1,619	4.07%	10	£835,000
9 Devonshire Terrace, W2	£6,500,000	£1,262	4.08%	11	£590,909
162 Gloucester Place, NW1	£3,500,000	£1,368	4.86%	5	£700,000
PORTFOLIO TOTAL	£18,350,000	£1,426	4.22%	26	£705,769



Location

The assets within the Hyde Park Triangle are situated in three distinct locations across Central London.

Chelsea

1 41 Draycott Place, SW3

The property is located on the prestigious Draycott Place, a charming street lined with classic red brick residences and just a short stroll from both Sloane Square and the vibrant Kings Road.

The wider Chelsea neighbourhood is renowned for its picturesque streets, tranquil garden squares, and elegant Georgian and Victorian architecture, where residents enjoy the privilege of living by one of London's most iconic luxury retail destinations. Various flagship designer boutiques and five-star restaurants are situated just minutes from the subject property. The sought-after neighbourhoods of Knightsbridge and Chelsea are located within strolling distance.

Sloane Square underground station (Circle and District Line) is 0.3 miles away whilst South Kensington Underground Station (District, Circle and Picadilly Line) is 0.5 miles away.

Hyde Park

2 9 Devonshire Terrace, W2

9 Devonshire Terrace is situated in a prime Hyde Park location offering various lifestyle and practical benefits whereby residents enjoy immediate access to Hyde Park and Kensington Gardens as well as some of Central London's most desirable locations including Oxford Street, the West End, Marylebone, Notting Hill and Connaught Village. The location is a highly attractive place to live given its combination of central London convenience and proximity to green spaces, creating an attractive balance between city living and outdoor amenity.

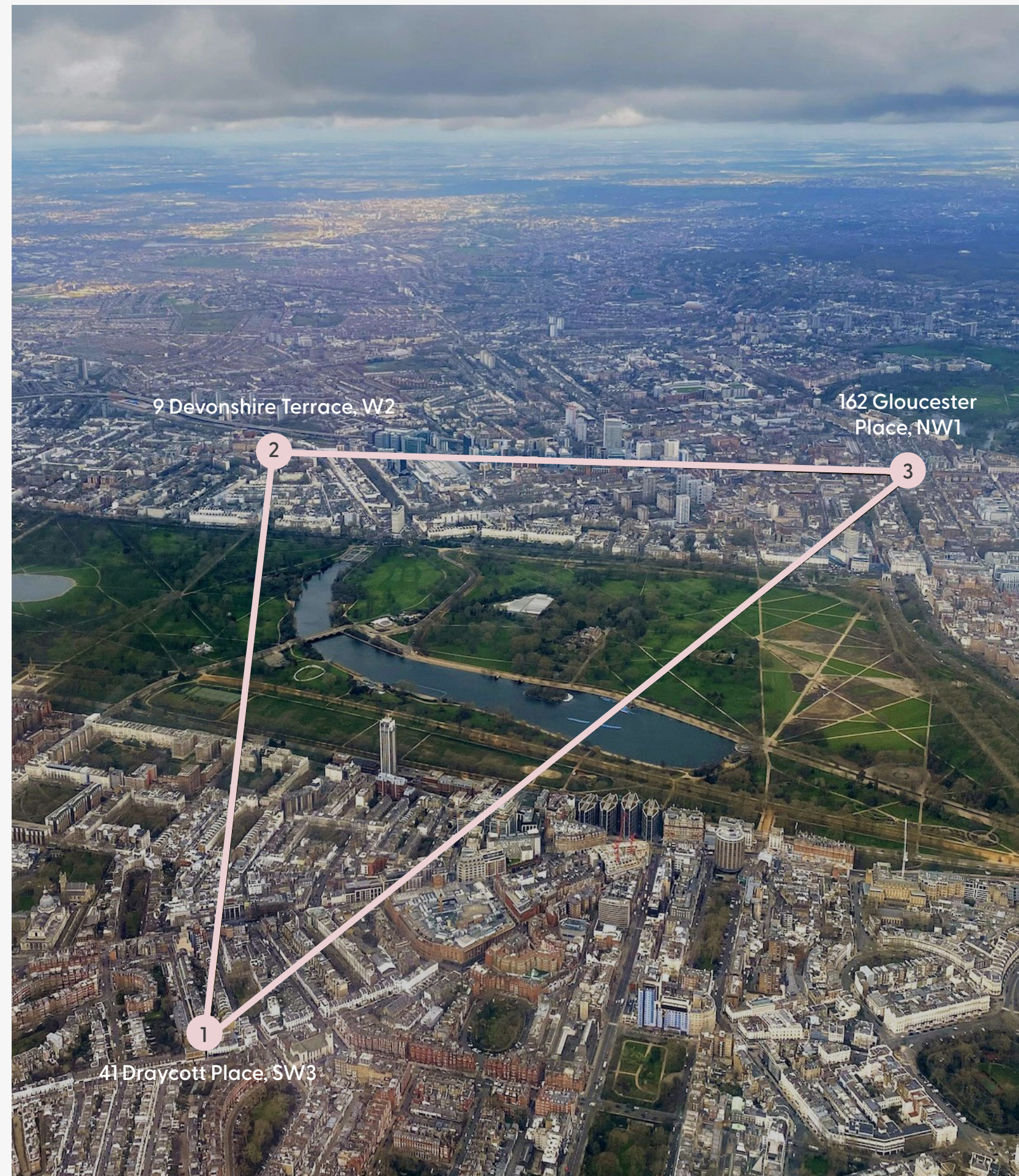
Excellent transport connectivity further enhances its appeal, making it an ideal address for both professionals and families seeking a prestigious and well-connected London home. 9 Devonshire Terrace, W2 is located approximately 0.2 miles from Paddington Station (Bakerloo, Circle, District, Hammersmith & City, Elizabeth and mainline/National Rail services) and approximately 0.3 miles from Lancaster Gate Station (Central line), placing both stations within a short walk.

Marylebone

3 162 Gloucester Place, NW1

Gloucester Place is located just north of Portman Square and is ideally located for the shopping and entertainment amenities of both Marylebone and Baker Street as well as the green open spaces of nearby Regent's Park (0.4 miles)

Marylebone Station (Bakerloo and National Rail) is conveniently located within 0.2 miles of the subject property as is Baker Street Underground Station (Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith and City lines).



41 Draycott Place SW3

10
residential
apartments

ASSET SUMMARY

- **Freehold.**
- The subject property is one of the last unbroken Freehold assets on Draycott Place
- The asset underwent a comprehensive refurbishment program in 2025 to provide **5,157 sq ft** of best in class residential accommodation arranged over lower ground, ground and four upper floors.
- The property benefits from a rare C1 use class
- The property is located on the prestigious Draycott Place, a charming street lined with classic red brick residences and just a short stroll from both Sloane Square and the vibrant Kings Road
- Sloane Square underground station (Circle and District Line) is 0.3 miles away whilst South Kensington Underground Station (District, Circle and Picadilly Line) is 0.5 miles away.
- **10 residential apartments**
- Single-let to Sandersons on an FRI lease with a total passing rent of **£340,000 per annum**, subject to annual CPI linked rent reviews with cap and collars between 1.00% - 4.00%
- Sandersons have a lease expiry in August 2035 with a break option in August 2030 (subject to a 6 month notice period)
- The property benefits from long term planning and development potential as well as various asset management opportunities



Accommodation



FLAT	FLOOR	GROSS INTERNAL AREA (SQ FT)	NET INTERNAL AREA (SQ FT)
10	4th	67	578
9	3rd	135	992
8			354
7	2nd	223	293
6	1st	205	358
5	Ground	223	340
4			311
3			336
2	Lower Ground	175	302
1			265
TOTAL		5,157	4,129



9 Devonshire Terrace W2

11
residential
apartments

ASSET SUMMARY

- Freehold.
- Grade II listed
- Newly refurbished residential asset comprising **5,151 sq ft** over lower ground, ground and four upper floors.
- 9 Devonshire Terrace is situated in a prime Hyde Park location offering various lifestyle and practical benefits whereby residents enjoy immediate access to Hyde Park and Kensington Gardens as well as some of Central London's most desirable locations including Oxford Street, the West End, Marylebone, Notting Hill and Connaught Village
- The property benefits from being approximately 0.2 miles from Paddington Station (Bakerloo, Circle, District, Hammersmith & City, Elizabeth and mainline/National Rail services) and approximately 0.3 miles from Lancaster Gate Station (Central line)
- C3 use class
- **11 residential apartments**
- Single-let to Sandersons on an FRI lease with a total passing rent of **£265,000 per annum**, subject to annual CPI linked rent reviews with cap and collars between 1.00% - 4.00%
- Sandersons have a lease expiry in February 2031





Accommodation

FLAT	FLOOR	GROSS INTERNAL AREA (SQ FT)	NET INTERNAL AREA (SQ FT)
11	4th	589	277
10			266
9	3rd	617	218
8			315
Office	2nd	673	63
7			540
6	1st	1,018	533 (+46 balcony)
5			297
4	Ground	959	329
3			414
2	Lower Ground	1,295	706 (+84 patio)
1			404
Cellar			98
TOTAL		5,151	4,460

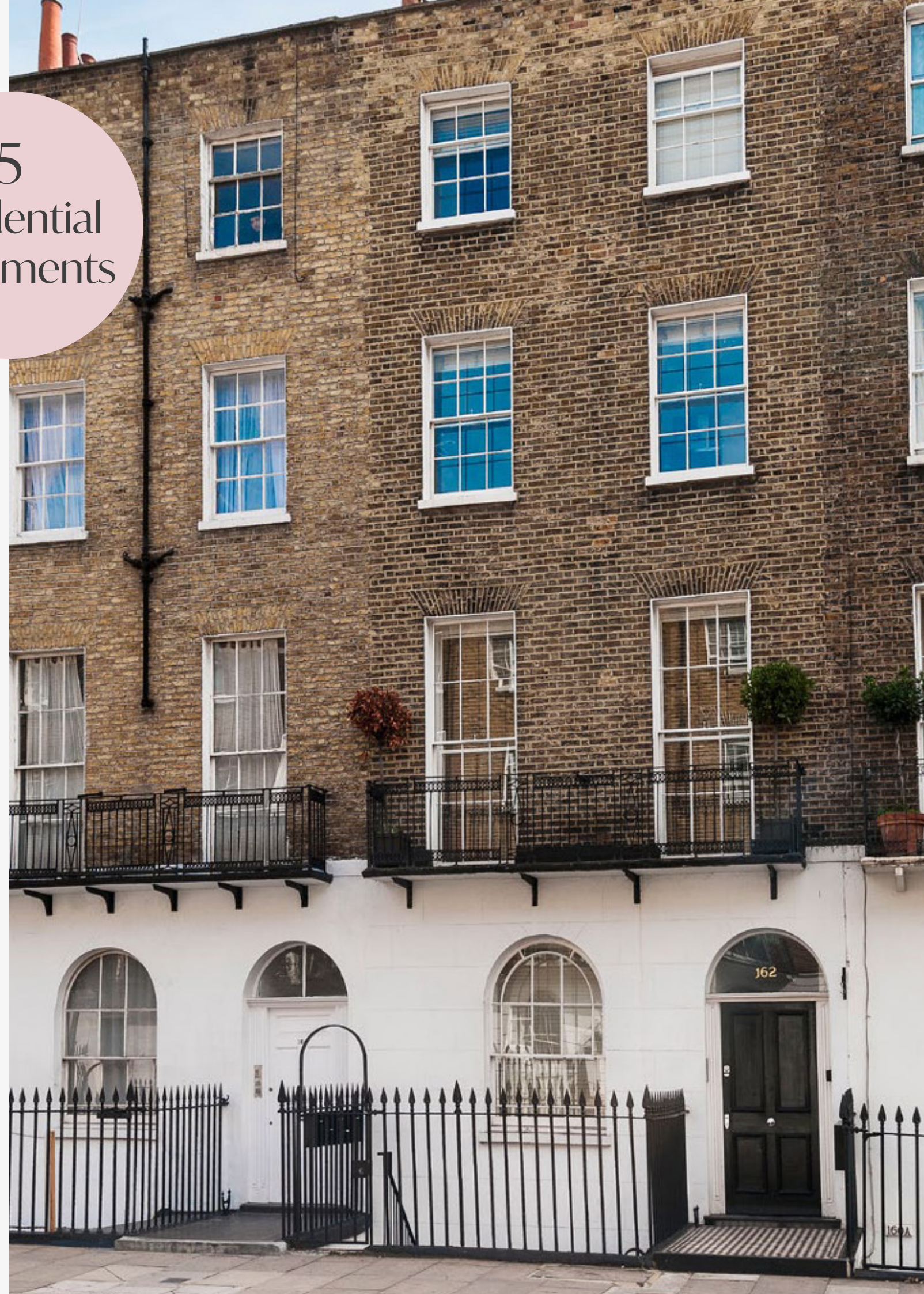


162 Gloucester Place NW1

5
residential
apartments

ASSET SUMMARY

- Freehold.
- Grade II listed
- Newly refurbished residential asset comprising **2,558 sq ft** over lower ground, ground and three upper floors.
- Gloucester Place is located just north of Portman Square and is ideally located for the shopping and entertainment amenities of both Marylebone and Baker Street as well as the green open spaces of nearby Regent's Park (0.4 miles)
- Marylebone Station (Bakerloo and National Rail) is conveniently located within 0.2 miles of the subject property as is Baker Street Underground Station (Jubilee, Bakerloo, Metropolitan, Circle, Hammersmith and City lines)
- Rare C1 use class
- **5 residential apartments**
- Single-let to Flying Butler on a hybrid lease / management agreement with a total passing rent of **£170,000 per annum**, subject to annual CPI linked rent reviews with cap and collars between 2.5% - 5.00%
- Flying Butler have a lease expiry in October 2028 with a break option in October 2026





Accommodation

FLAT	FLOOR	GROSS INTERNAL AREA (SQ FT)	NET INTERNAL AREA (SQ FT)
4	3rd	429	369
3	2nd	431	359
2	1st	492	415
1	Ground	593	477
A	Lower Ground	613	613
TOTAL		2,558	2,233



Planning

ASSET	LISTED/ NOT LISTED?	CONSERVATION AREA	LOCAL AUTHORITY
41 Draycott Place, SW3	Not Listed	Royal Hospital Conservation Area	Royal Borough of Kensington and Chelsea
9 Devonshire Terrace, W2	Grade II Listed	Bayswater Conservation Area	City of Westminster
162 Gloucester Place, NW1	Grade II Listed	Dorset Square Conservation Area	City of Westminster

Tenure

ASSET	TENURE	TITLE NUMBER
41 Draycott Place, SW3	Freehold	BGL32460
9 Devonshire Terrace, W2	Freehold	LN189026
162 Gloucester Place, NW1	Freehold	LN90161

EPC

Energy Performance Certificates can be provided upon request.

VAT

The properties have been elected for VAT and it is anticipated that the transaction will be treated as a TOGC.

Proposal

Offers are invited in excess of £18,350,000 subject to contract and exclusive of VAT, reflecting a Gross Initial Yield of 4.22% and a capital value of £1,426 per sq ft – *the assets are available as a portfolio or individually*

Contacts

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