

**Lot 6, 22 Headfort Place, Belgravia, London,**

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



# Lot 6, 22 Headfort Place, Belgravia, London, SW1X 7RY

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Property Information

### Central London Office Opportunity

- Extremely affluent and well-known Central London location
- Less than 50 m from Buckingham Palace Gardens and 250m from Hyde Park Corner
- Mews office building of approx. 332.30 sq m (3,574 sq ft)
- Of interest to owner occupiers and investors with potential to add value by refurbishing
- Low capital value on guide price (£139 psf)
- VAT free

#### Lot

6

#### Auction

12th February 2026

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of LPA Receivers

### Location

#### Miles

250 metres south of Hyde Park Corner, 600 metres north of Victoria

#### Roads

A4, A302

#### Rail

Hyde Park Corner Underground Station (Piccadilly), Knightsbridge Underground Station (Piccadilly), London Victoria Railway Station

#### Air

London Heathrow Airport, London City Airport

### Situation

The property is situated on the north side of Headfort Place, running parallel to Grosvenor Place and Buckingham Palace Gardens, some 250 metres south of Hyde Park Corner. Belgravia is an extremely affluent and fashionable area of London offering a wide selection of high-end stores and fine dining restaurants.

### Tenure

Leasehold. Held for a term of years from 24/06/1999 until 20/06/2052 at a ground rent of £3,100 pa (ground rent unchanged since 1999) (1).

### Description

The property comprises a mews office building arranged on the ground, basement, first and second floors.

### VAT

Please see the Special Conditions of Sale.

### Note

This property is being marketed for sale on behalf of LPA Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 6, 22 Headfort Place, Belgravia, London, SW1X 7RY

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	95.30	(1,025)	VACANT
Basement	Office	54.60	(587)	
First	Office	96.50	(1,038)	
Second	Office	85.90	(924)	
<b>Total</b>		<b>332.30</b>	<b>(3,574)</b>	

(1) The ground rent is linked to the ground rent payable under the headlease which covers both the subject property and 12 Grosvenor Place, which fronts the subject property. The headlease is subject to 10 yearly rent reviews to 31.8% of head rent payable by the superior landlord. The freeholder of the subject property and 12 Grosvenor Place is The Grosvenor Estate.  
N.B. The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

**SW1X 7RY**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London,

SW1X 7RY

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)





# Lot 6, 22 Headfort Place, Belgravia, London, SW1X 7RY

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**David Margolis**  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
[david.margolis@acuitus.co.uk](mailto:david.margolis@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Withers LLP**  
20 Old Bailey  
London  
EC4M 7AN

**Tom Hughes**  
020 7597 6544  
[tom.hughes@withersworldwide.com](mailto:tom.hughes@withersworldwide.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
2024