

Lot 6, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Prestigious Mayfair Freehold With Change Of Use Potential

www.acuitus.co.uk

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Property Information

Prestigious Mayfair Freehold With Change Of Use Potential

- Rarely available prestigious former townhouse
- Very well situated in the heart of London's Mayfair
- 396.40 sq m (4,268 sq ft) of mixed-use commercial and residential
- Circa 200m from Green Park Tube, Piccadilly and The Ritz Hotel
- Low capital value on guide price (£1,217 psf)
- VAT-free Investment

Lot

6

Auction

26th March 2026

Vacant Possession

Status

Available

Sector

Office, Residential, Development,
Receivership

Auction Venue

Live Streamed Auction

On Instruction of Receivers

Location

Miles

500 metres west of Piccadilly Circus, 0.75 miles east of Hyde Park Corner

Roads

A4, A4202

Rail

Green Park Underground Station (Jubilee, Piccadilly & Victoria line), Hyde Park Corner Underground Station (Piccadilly line), Piccadilly Circus (Piccadilly & Bakerloo line)

Air

London Heathrow Airport, London City Airport

Situation

The property occupies a prominent position on the western side of Clarges Street which runs parallel to Bolton Street and links directly to Berkeley Square via Curzon Street. Mayfair is an extremely affluent and intentionally renowned area of London offering an exceptional array of luxury hotels, private members' clubs, and fine dining restaurants.

Tenure

Freehold.

Description

The property, which is Grade II listed, comprises 396.40 sq m (4,268 sq ft) of office and residential accommodation arranged over the lower ground, ground and three upper floors. The property benefits from high ceilings & excellent natural light creating a bright & spacious environment.

VAT

VAT is not applicable to this lot.

Planning

The property offers potential for conversion to a single-family residence (Class C3), including the addition of a new basement excavation beneath pavement vaults, installation of plant and solar panels on the main roof, replacement of windows on both front and rear exteriors and the addition of two internal lifts, requiring only minor demolition. The property had planning permission in May 2014 for the development outlined above (14/04615/FULL), although this has now lapsed (<https://www.westminster.gov.uk>).

Note

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Tenancy & Accommodation

Floor	Floor Areas Approx sq m (Gross Internal Area)	Floor Areas Approx sq ft (Gross Internal Area)	Possession
Lower Ground	81.90	(882)	VACANT
Ground	81.70	(879)	
First	76.80	(827)	
Second	76.70	(826)	
Third	79.30	(854)	
Total	396.40	(4,268)	

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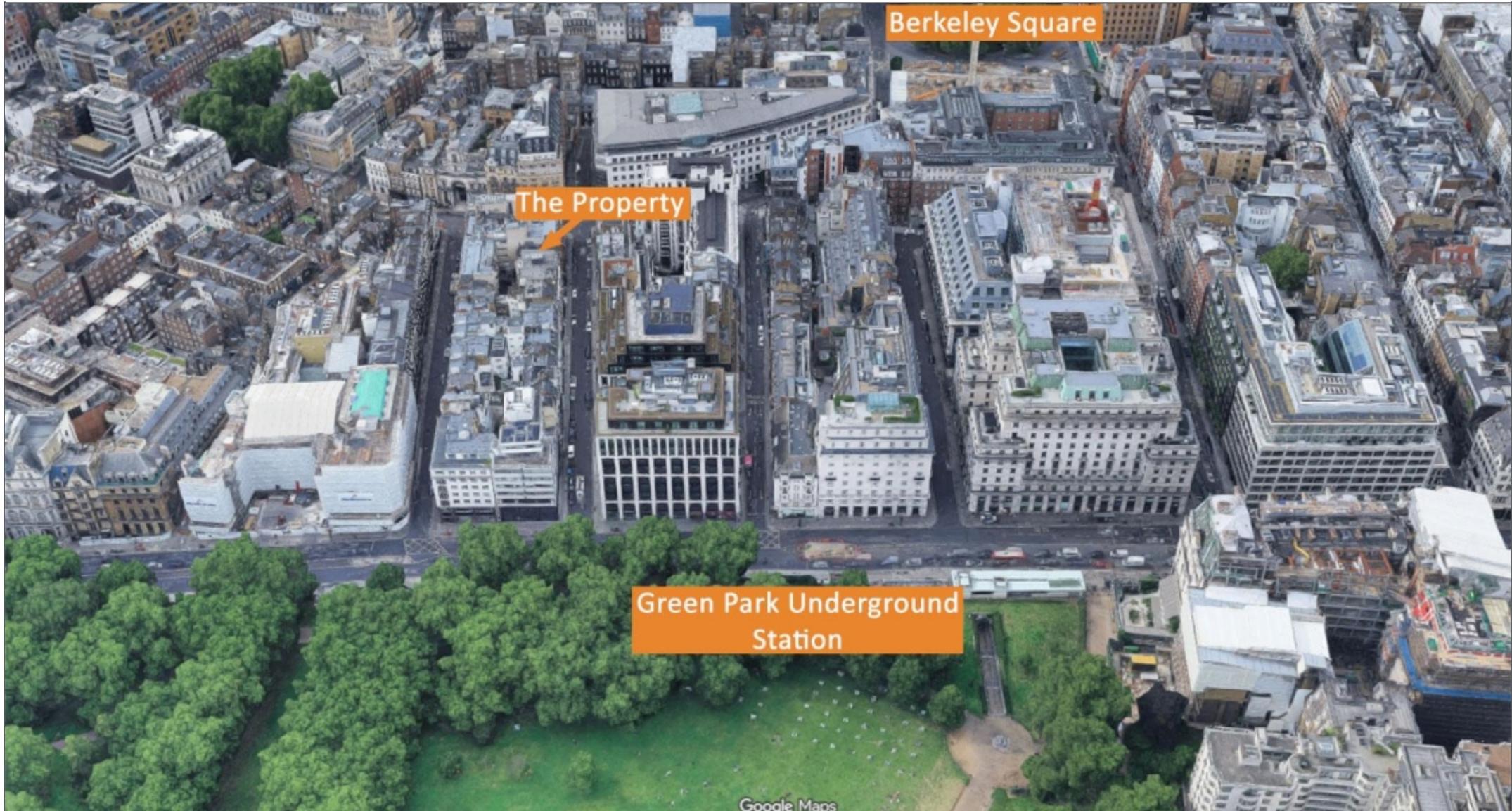
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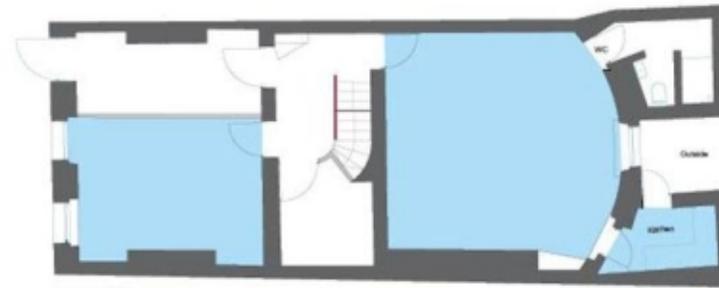
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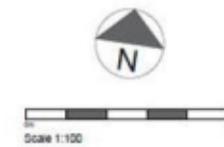
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Lower Ground



Clarges Street

33 Clarges Street
Mayfair
London
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Drawing Name
Lower Ground Floor Plan

REFERENCES

Net Internal Area

sterlingtemple

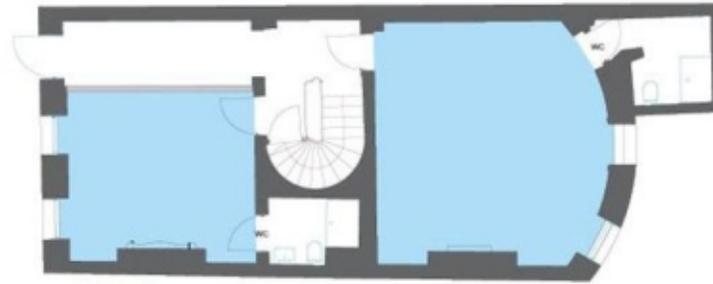
0203 4639225
www.sterlingtemple.com

Date	Revision	Project Number	Description	Rev
18/02/2026	01	20.02.2540	Block 6, Clarges Street	01

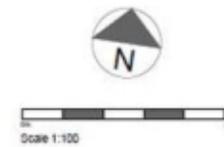
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Ground Level



Clarges Street

33 Clarges Street
Mayfair
London
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Drawing Name
Ground Level Floor Plan

REFERENCES

 Not Internal Area

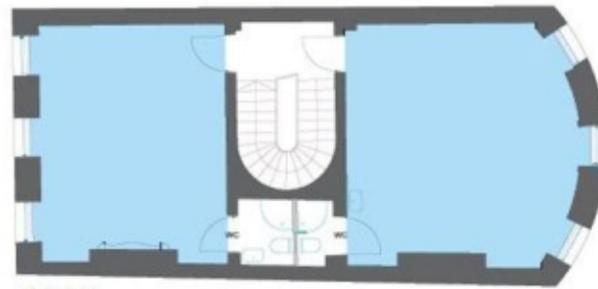
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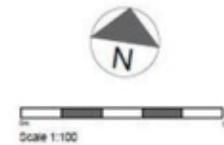
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First Level



Clarges Street

33 Clarges Street
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Drawing Name
First Level Floor Plan

REFERENCES

 Not Internal Area

Date	Revision	Project Number	Description	Rev
19/02/2024	02	25.02.2540	Proposed Erection	001

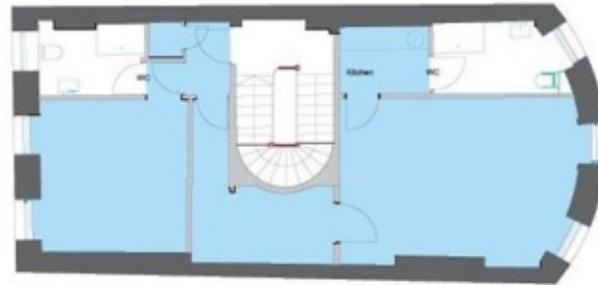
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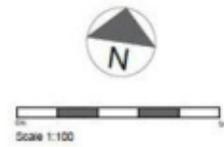
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Second Level



Clarges Street

33 Clarges Street
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Drawing Name
Second Level Floor Plan

REFERENCES

 Not Internal Area

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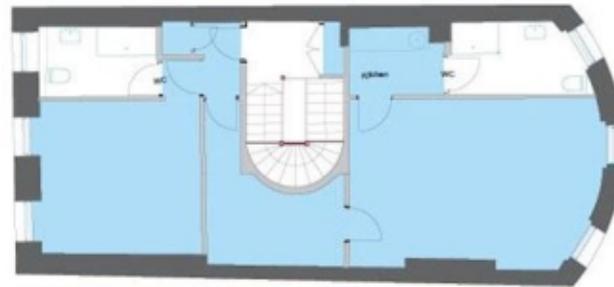
0203 4639225
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Date	Revision	Project Number	Description	Rev
15/02/2026	01	38.02.2548	Block 6, 33 Clarges Street	01

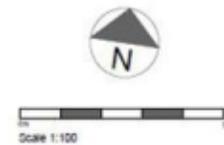
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Third Level



Clarges Street

33 Clarges Street
Mayfair
London
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Drawing Name
Third Level Floor Plan

REFERENCES

 Net Internal Area

Date	Revision	Project Number	Description	Rev
19/03/2026	01	26.02.2542	Blockwork Structure	001

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