

# 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For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)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](http://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 (£1,230 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)	
<b>Total</b>		<b>396.40</b>	<b>(4,268)</b>	

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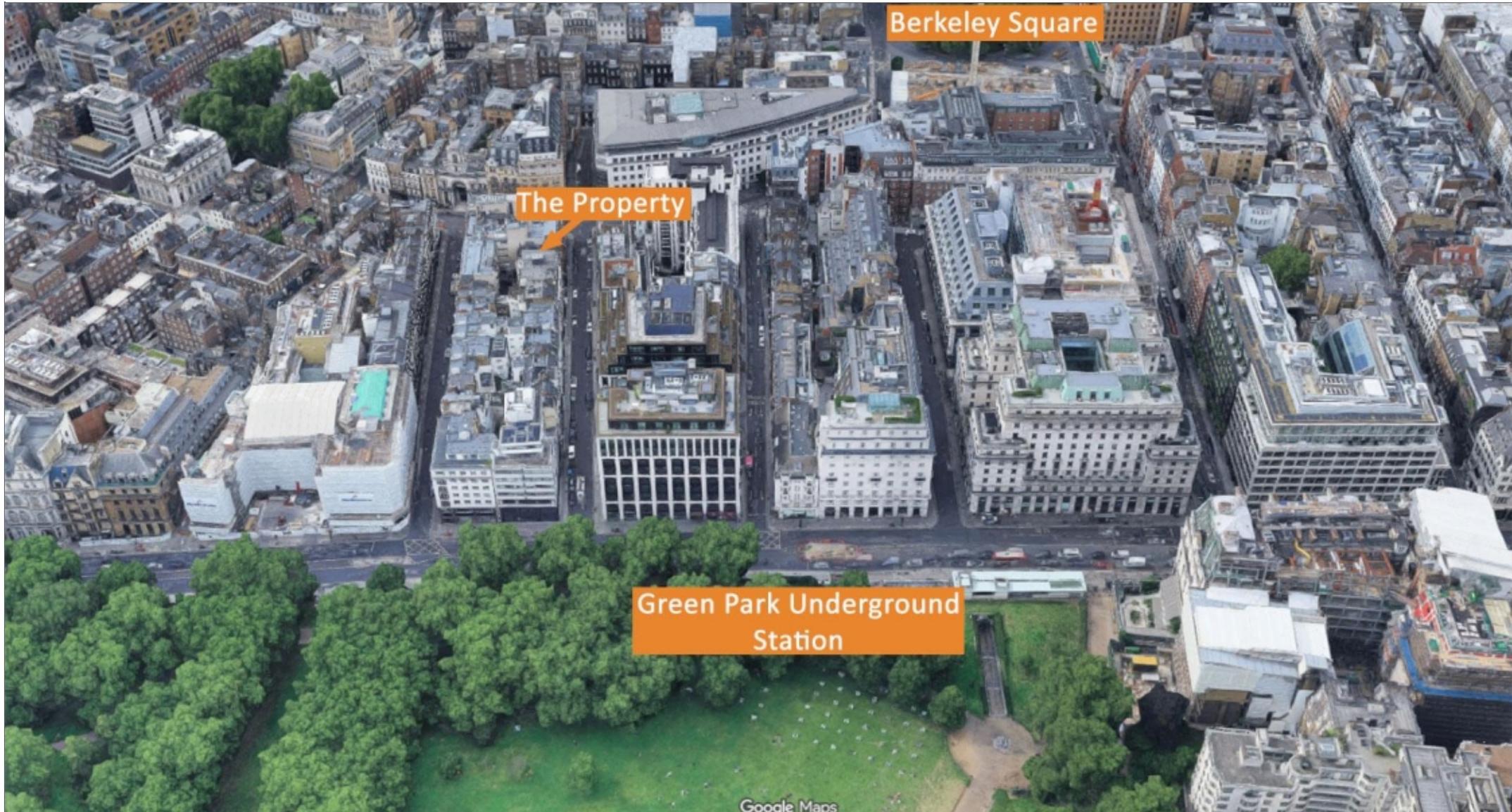
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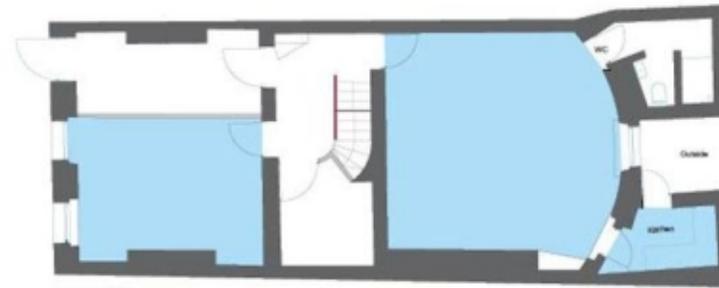
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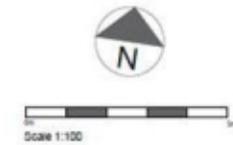
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Lower Ground



### Clarges Street

33 Clarges Street  
Mayfair  
London  
W1J 7EE

Drawing Name  
Lower Ground Floor Plan

#### REFERENCES

 Net Internal Area

sterlingtemple

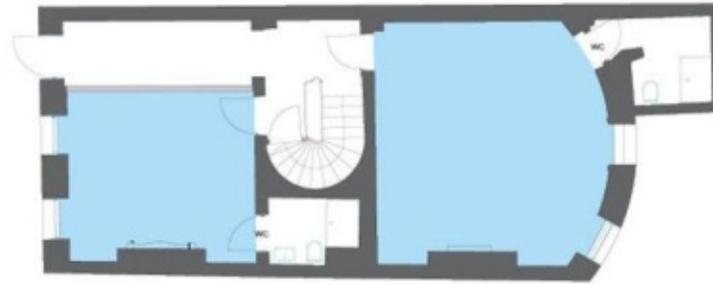
0203 4639225  
www.sterlingtemple.com

Date	Revision	Project Number	Description	Rev
18/02/2026	01	20.02.2540	Blockwork, Structure	01

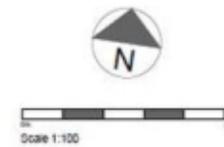
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Ground Level



### Clarges Street

33 Clarges Street  
Mayfair  
London  
W1J 7EE

Drawing Name  
Ground Level Floor Plan

#### REFERENCES

 Not Internal Area

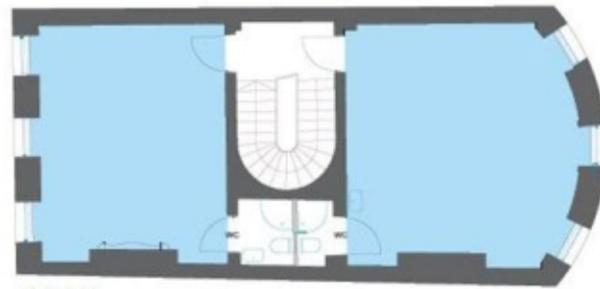
sterlingtemple

0203 4639225  
www.sterlingtemple.com

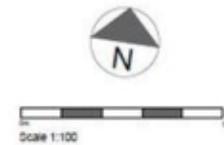
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First Level



### Clarges Street

33 Clarges Street  
Mayfair  
London  
W1J 7EE

Drawing Name  
First Level Floor Plan

#### REFERENCES

 Not Internal Area

Date	Revision	Project Number	Description	Rev
19/02/2024	02	25.02.3540	Proposed Purchase	001

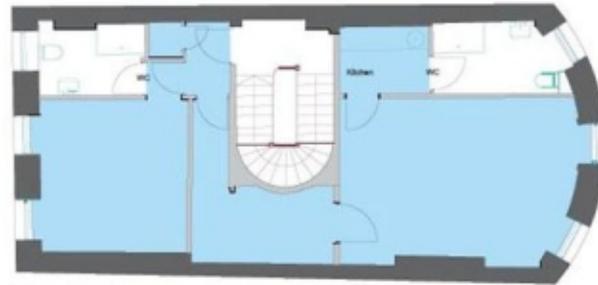
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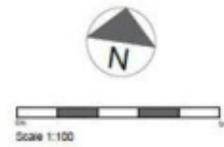
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Second Level



### Clarges Street

33 Clarges Street  
Mayfair  
London  
W1J 7EE

Drawing Name  
Second Level Floor Plan

#### REFERENCES

 Not Internal Area

sterlingtemple

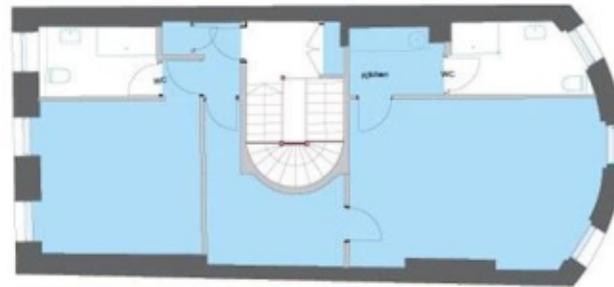
0203 4639225  
www.sterlingtemple.com

Date	Revision	Project Number	Description	Rev
15/02/2026	01	33.02.2548	Block 6, 33 Clarges Street	01

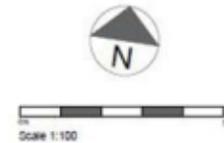
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Third Level



### Clarges Street

33 Clarges Street  
Mayfair  
London  
W1J 7EE

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

sterlingtemple

0203 4639225  
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## Contacts

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