

Lot 1, 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For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)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

Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)

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

1

Auction

26th March 2026

Vacant Possession

Status

Available

Sector

Office, Residential, Development

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

This property is being marketed for sale on behalf of Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers, Associate Auctioneers 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, Associate Auctioneers 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 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)

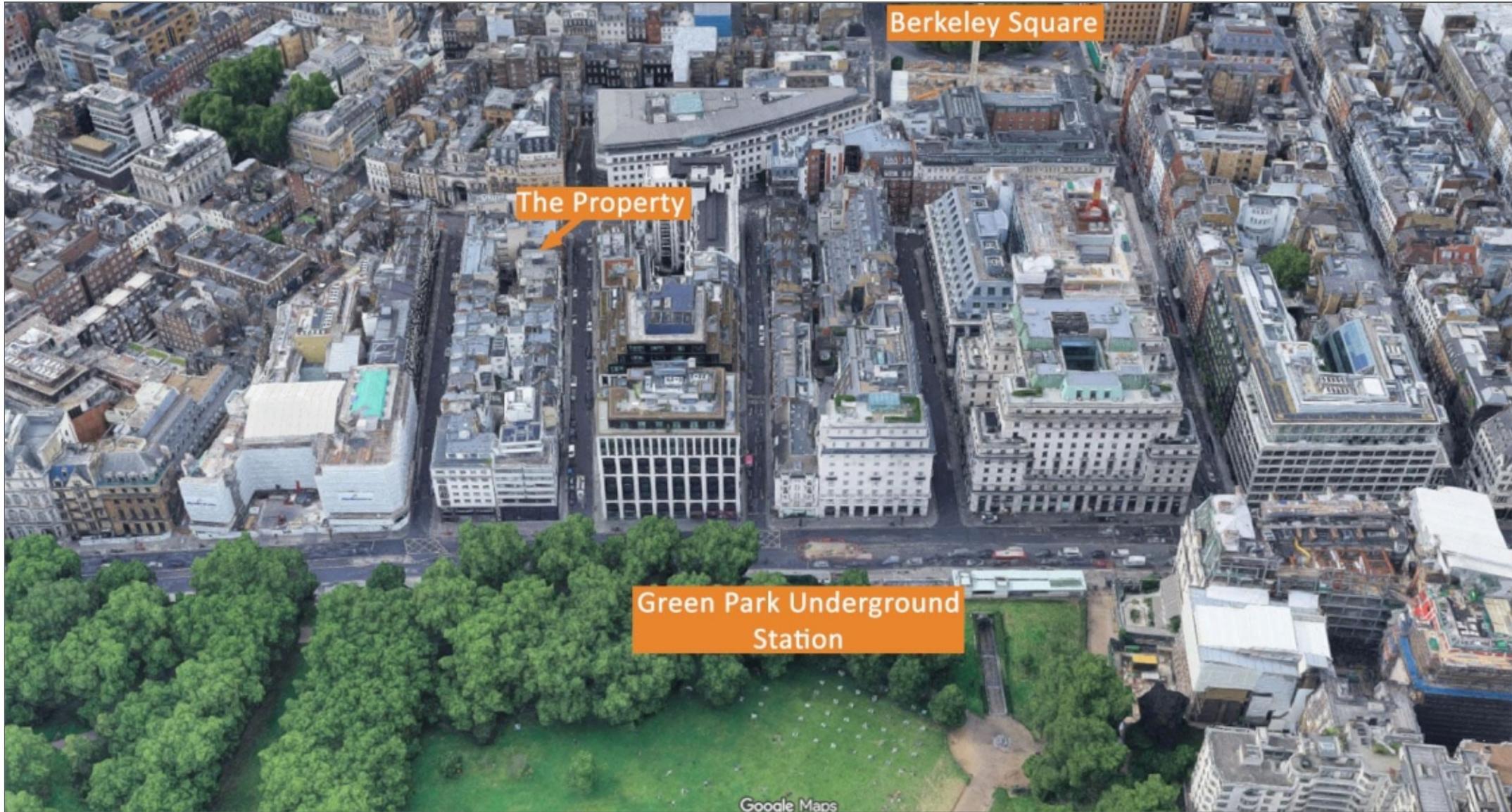
Tenancy & Accommodation

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)	

Lot 1, 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

Lot 1, 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

Lot 1, 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

Lot 1, 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

Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

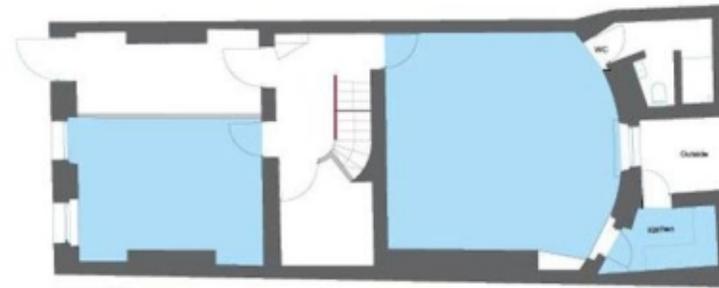
For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



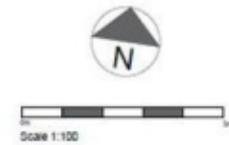
Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

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



Lower Ground



Clarges Street

33 Clarges Street
Mayfair
London
W1J 7EE

Drawing Name
Lower Ground Floor Plan

REFERENCES

 Net Internal Area

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

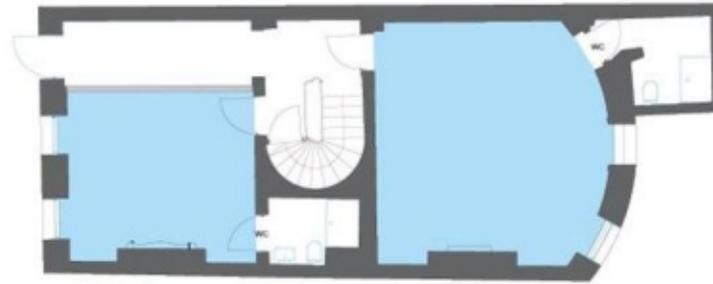
sterlingtemple

0203 4639225
www.sterlingtemple.com

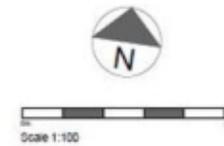
Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

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



Ground Level



Clarges Street

33 Clarges Street
Mayfair
London
W1J 7EE

Drawing Name
Ground Level Floor Plan

REFERENCES

 Not Internal Area

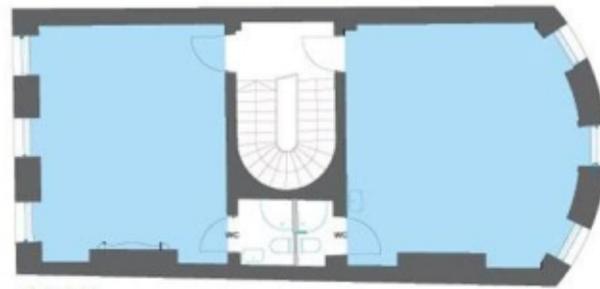
sterlingtemple

0203 4639225
www.sterlingtemple.com

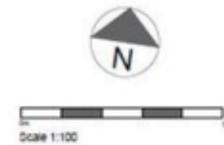
Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

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



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	25.02.2540	Proposed Purchase	001

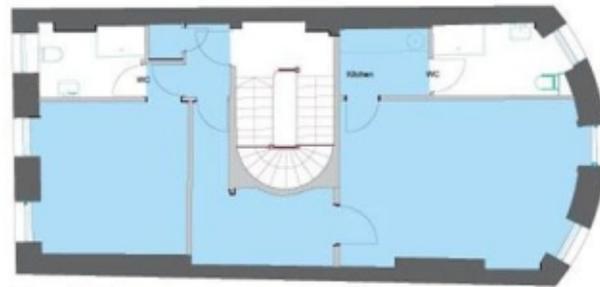
sterlingtemple

0203 4639225
www.sterlingtemple.com

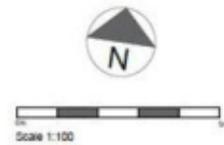
Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

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



Second Level



Clarges Street

33 Clarges Street
Mayfair
London
W1J 7EE

Drawing Name
Second Level Floor Plan

REFERENCES

 Not Internal Area

Date	Revision	Project Number	Description	Rev
15/02/2026	01	33.02.2548	Block 1, 33 Clarges Street	01

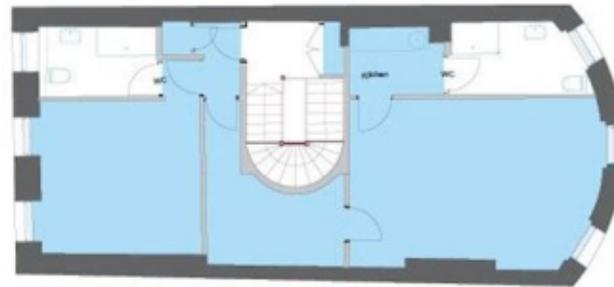
sterlingtemple

0203 4639225
www.sterlingtemple.com

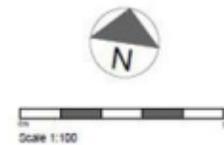
Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

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



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 Survey	001

sterlingtemple

0203 4639225
www.sterlingtemple.com

Lot 1, 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

Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

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



Lot 1, 33 Clarges Street, Mayfair, London,

W1J 7EE

For sale by Auction on 26th March 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

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Fieldfisher
Riverbank House 2 Swan Lane
London
EC4R 3TT

Gary Pickard
0330 460 6899
gary.pickard@fieldfisher.com

Associate Auctioneers



Compton
47 St John's Square Clerkenwell
London
EC1V 4JJ

Milton Karamani
020 7101 2020
07720 070 466
mk@compton.london

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