

9 Chester Square Mews, Belgravia, London, SW1W 9DS

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



Freehold Central London Residential Conversion Opportunity

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Property Information

Freehold Central London Residential Conversion Opportunity		Location	Description
• Prestigious and well-known Central London location • 275 m from Buckingham Palace Gardens and 200 m from Victoria Railway Station • 3 storey mews building with prior approval to convert ground floor into 1-bedroom flat • Permit for 1 car parking space within the mews • Prime Belgravia mews location just off Chester Square • Excellent transport links via Sloane Square and Victoria stations • Exempt from VAT		Miles 0.6 miles from Hyde Park Corner, 0.6 miles from Buckingham Palace	The property comprises a 3 storey mews building providing ground floor commercial accommodation previously used as an office, with residential accommodation on the upper two floors which have been let on long leases. The ground floor benefits from prior approval to convert to a one bedroom flat. The ground floor unit has been stripped out and ready for refurbishment. The freeholder will be granted a permit to park in the mews directly outside the frontage of the unit at a cost of £50 pa.
		Roads A3216	
		Rail Victoria Railway Station, Sloan Square Underground Station	
		Air London Heathrow Airport, London Gatwick Airport, London City Airport	
		Situation	
		The property is situated within Chester Square Mews, a quiet mews located immediately off Chester Square in the heart of Belgravia, one of London’s most prestigious residential districts. The surrounding area is characterised by high-quality period townhouses, traditional mews houses and landscaped garden squares. Elizabeth Street and Motcomb Street, both offering an array of boutique retail, cafés and restaurants, are located a short walk away. Victoria Station is approximately 600 metres to the east, providing Underground, National Rail and Gatwick Express services, with Sloane Square Underground Station also within close walking distance.	
Lot	Auction		VAT Exempt from VAT Planning Prior Approval was granted by Westminster Council on 05/07/2024 under planning ref 24/03758/P3JPA for the change of use of ground floor from Class E into one bedroom flat (Class C3). Note The qualifying leaseholders of the residential flats were served notices pursuant to Section 5B of the Landlord and Tenant Act 1987. The leaseholders have not responded to the notice within the timeframe (or not at all). Therefore, the
	29th October 2026		
Vacant Ground Floor			
Sector	Status		
Residential, Development	Available		
On Behalf of a Family Office	Auction Venue	Tenure	
	Live Streamed Auction	Freehold.	

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent
Ground	Commercial/Residential Conversion	52.40 sq m	(546 sq ft)	VACANT	-	-
First	Residential	-	-	INDIVIDUAL	125 years from 25/03/2013	-
Second	Residential	-	-	INDIVIDUAL	125 years from 25/03/2013	-
Total Approximate Commercial Floor Area		52.40 sq m	(546 sq ft)			-

N.B. The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/128505088>)

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2026