Belgrave Square is one of the grandest 19th century squares in London. Inherent prestige and its peaceful nature make residency in Belgrave Square highly sought after. This property presents a rare opportunity to create a desirable residence at this exclusive London location.
A unique opportunity in Belgrave Square

Bordered by London’s most famous landmarks – including Buckingham Palace, Hyde Park and Harrods – the northern end of Belgravia has managed to maintain and cultivate an air of quiet independence and creativity: a genuine village atmosphere within the capital.

Stroll along the impressive Regency streets, familiar from many film sets, and you’ll spy several discreet passageways which open into colourful cobbled mews. Explore the boutiques of Motcomb Street and you’ll discover independent designers amongst international brands.
Surrounded by prestigious landmarks, excellent transport links and an abundance of green spaces
At Grosvenor we see our past, present and future as a continuum stretching across the centuries. Our view of the future is built on understanding the past: we aim to take a well-informed, long-term view.

Our past focused initially on planning, developing and managing the 120-hectare London estate that came into the Grosvenor family in the 17th century.

Our present is concerned with managing a diverse international urban investment, development and fund management portfolio, much of it acquired over the last 50 years.

Our future will be built on both past and present, as our search for diversification and new opportunities takes us into other leading cities around the globe.
Belgrave Square is located immediately south-west of Hyde Park Corner, approached by Grosvenor Crescent. To the north is Wilton Crescent, to the south is Upper Belgrave Street, to the east Montrose Place and to the west Belgrave Mews West.

The property is situated on the west side of Belgrave Square. It is widely considered to be one of the best locations in Belgravia, convenient for the widest possible range of amenities and recreational facilities in prime central London. The Square Gardens, which contain a tennis court, are beautifully maintained and contain large lawned areas, judiciously interspersed with flowering shrubs and trees. Residents enjoy the use of the gardens, subject to conditions.
A historic setting with a story to tell

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1677</td>
<td>Sir Thomas Grosvenor acquires what is now Belgravia and much of the surrounding area after marrying Mary Davies, heiress to the land. The Grosvenor family still owns the land to this day.</td>
</tr>
<tr>
<td>1820s</td>
<td>George IV converts Buckingham House into a Palace for his residence, leading to development of the surrounding areas.</td>
</tr>
<tr>
<td>1825 – 1847</td>
<td>Thomas Cubitt builds Belgrave Square. The corners of the square are on the points of the compass and 17 Belgrave Square is part of the southwest terrace line.</td>
</tr>
<tr>
<td>1830s</td>
<td>The first occupant of 17 Belgrave Square is Sir Ralph Howard, a Member of Parliament for County Wicklow.</td>
</tr>
<tr>
<td>1840</td>
<td>Queen Victoria’s mother moves from Buckingham Palace to Ingestre House in Belgrave Square.</td>
</tr>
<tr>
<td>1840</td>
<td>Pandeli Ralli becomes the second occupant of 17 Belgrave Square. He was a merchant and Member of Parliament.</td>
</tr>
<tr>
<td>1870</td>
<td>During World War I Pandeli Ralli placed 17 Belgrave Square at the disposal of his friend, Lord Kitchener, who uses the building as a recruitment centre and his social headquarters.</td>
</tr>
<tr>
<td>1914 – 1918</td>
<td>During World War II Lady Sassoon kept an open house at 17 Belgrave Square for British and Commonwealth troops. Some of the dwelling’s twenty-three rooms were occupied as storage and offices by the Red Cross. The gardens were used for storage of heavy vehicles and tanks.</td>
</tr>
<tr>
<td>1935 – 1945</td>
<td>The Royal College of Psychiatrists, the main professional organisation for the training and certifying of psychiatrists move into 17 Belgrave Square.</td>
</tr>
<tr>
<td>1956</td>
<td>The Institute of Metals move into 17 Belgrave Square using the building as office space.</td>
</tr>
<tr>
<td>1974</td>
<td>Today</td>
</tr>
</tbody>
</table>
The Pantechnicon Public House and Dining Room
Motcomb Street
A magnificent Grade I listed building constructed in the 1820’s

This Georgian building is Grade I listed and dates back to C.1826. It was constructed using Portland stone and finely finished with a white stucco-rendered façade to designs by Thomas Cubitt and his architect, George Basevi Jnr.

The building is approached by a number of steps leading to a portico-styled entrance. The building is arranged over six floors (served by a lift) and includes a two storey mews house to the rear in Belgrave Mews West. It features a magnificent drawing room on the first floor, which enjoys views over one of the most beautiful garden squares in London. The building is full of character and clearly one of both Cubitt’s and Basevi’s greatest designs.
Spacious, light filled rooms adorned with period finishes
Plans are for indicative purposes only and are not to scale.
Accommodation

<table>
<thead>
<tr>
<th></th>
<th>Main House</th>
<th>16,534 sq ft</th>
<th>1,536 sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mews House</td>
<td>2,040 sq ft</td>
<td>190 sq m</td>
<td></td>
</tr>
<tr>
<td>Total (approx)</td>
<td>18,574 sq ft</td>
<td>1,726 sq m</td>
<td></td>
</tr>
</tbody>
</table>

*The approximate Gross Internal Area of the proposed house is 19,479 sq ft (1,809 sq m).*
Plans are for indicative purposes only and are not to scale.
Indicative residential layout plans

Grosvenor approved but subject to planning.

* The approximate Gross Internal Area of the proposed house is 19,479 sq ft (1,809 sq m).
PLANNING

The property is located in the City of Westminster and is Grade I listed. It is also located within the Belgravia Conservation Area. The current planning use class is B1, although there is potential to convert to a single dwelling, as this was the building’s original use, subject to the receipt of all the necessary consents.

PRICE

Upon application.

TERMS

Tenure:
A new lease for an effective term of 125 years for no rent, but excluding any rights under the leasehold reform legislation, so that the purchaser will not have the right to acquire the freehold interest in the property.

The transaction will be structured so that:

The purchaser will be granted an initial 20 year lease (subject to a supplemental deed requiring the purchaser to convert the property into a single private house) and an agreement for a long lease with an effective term of 125 years. That long lease will be transferred to the purchaser when:

i) The purchaser has satisfactorily converted the property back to a house under the supplemental deed; and

ii) The property has been configured as a house for a minimum period of 2 years.

The purchaser will not be able to transfer or underlet the property (or transfer the benefit of the agreement for the long lease) until the completion of the works (save for a mortgagee enforcing its security). The full purchase price will be payable in full on grant of the 20 year lease.

Local Authority: City of Westminster
Important Notice
Grosvenor, Savills, Knight Frank and their clients give notice that: 1) They are not authorised to make or give any
representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on
behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations
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