

72 ROYAL HOSPITAL ROAD

CHELSEA, SW3

EXECUTIVE SUMMARY

Nestled within a private mews between the King's Road and the River Thames, 72 Royal Hospital Road is a discreet and elegant freehold property in the heart of Chelsea. Recently renovated to an exceptional standard, it now provides a sophisticated setting that balances contemporary design with timeless character.

Whether retained as a boutique headquarters or reimagined as a private residence, this property represents a highly desirable asset in one of the capital's most sought-after neighbourhoods.

- Freehold office building (Use Class E)
- Prime Chelsea location, close to Sloane Square, in the Royal Borough of Kensington and Chelsea
- Full-width private roof terrace
- Two secure off-street car parking spaces within a gated mews
- The existing building is arranged across ground, mezzanine, first and second floors comprising a total 2,669 sq ft GIA / 2,300 sq ft NIA
- The property qualifies for conversion to residential (Use Class C3) under permitted development Town and Country Planning (General Permitted Development Order) 2015 – Class O
- Offered for sale either with full vacant possession or on the basis of a sale and lease-back



LOCATION

Chelsea remains one of London's most prestigious neighbourhoods, known for its historic character, world-class shopping along the King's Road, and cultural landmarks such as the Saatchi Gallery and Chelsea Physic Garden. The area benefits from strong transport connections, with Sloane Square and South Kensington Underground stations providing access to the Circle, District, and Piccadilly lines, while the nearby River Thames offers river-bus services from Cadogan Pier.

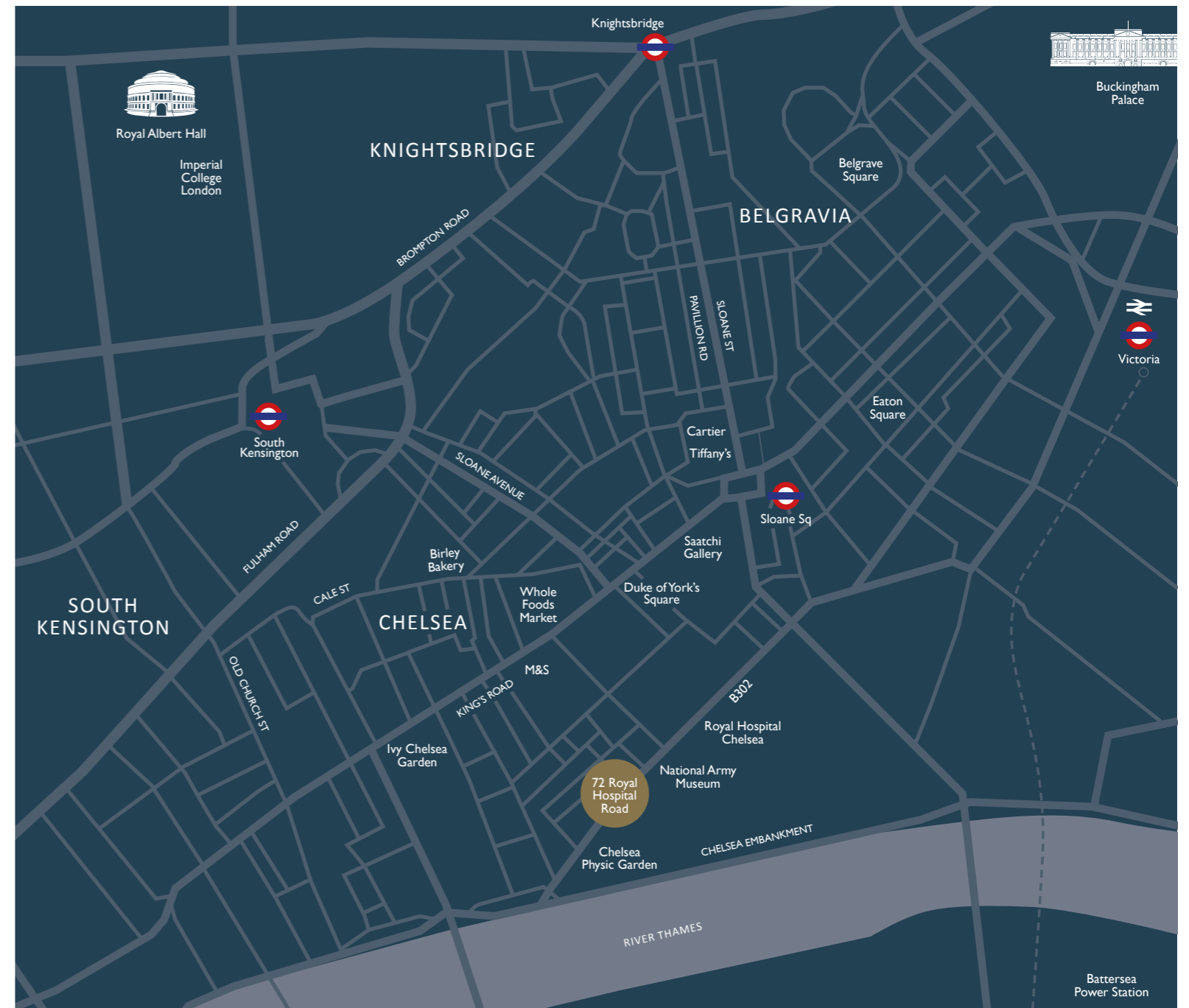
Retail - Whole Foods, M&S, Birley Bakery, Cartier and more

Cultural - National Army Museum, Physic Garden, Saatchi Gallery

Connectivity - Sloane Square Underground Station (13 min walk)

South Kensington Underground Station (23 min walk)

Victoria Station (27 min walk)



EXISTING PROPERTY

The property is located on Royal Hospital Road and sits at the entrance to Physic Place, a gated residential mews. The building itself spans the full width of the arch leading into the mews and benefits from either direct access off Royal Hospital Road, or a more discreet, secure entrance within the gated mews.

The property is not listed and lies in the Royal Hospital Conservation Area, within the Royal Borough of Kensington and Chelsea.

Recently refurbished to an exceptionally high standard, the property extends over 3 floors plus a mezzanine, to approximately 2,669 sq ft GIA / 2,300 sq ft NIA and offers a flexible, high-specification workspace with the following key features:

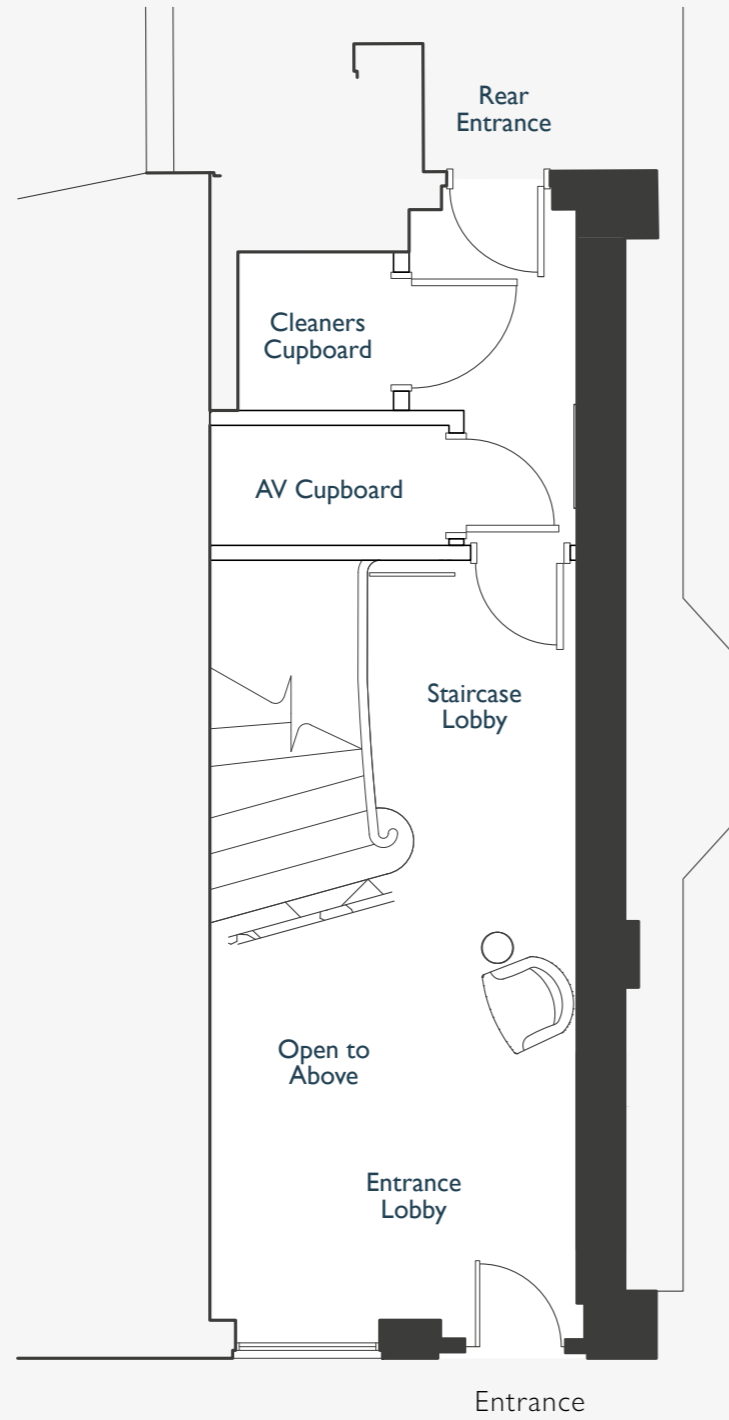
- Private full-width landscaped roof terrace
- Two secure private parking spaces within a gated mews
- Two meeting rooms, staff eat-in kitchen, and two WCs
- Fully air conditioned with central heating
- Leaseback option available

Floor	Spaces	NIA sq ft	NIA sq m	Terrace sq ft
Second Floor	Office Space	807	75.0	400
First Floor	WC, Kitchen, 2 Meeting Rooms & Office Space	1,215	112.9	-
Mezzanine	WC	-	-	-
Ground Floor	Entrance Hall	278	25.8	-
Total NIA		2,300	213.7	-
Total GIA		2,669	247.9	-

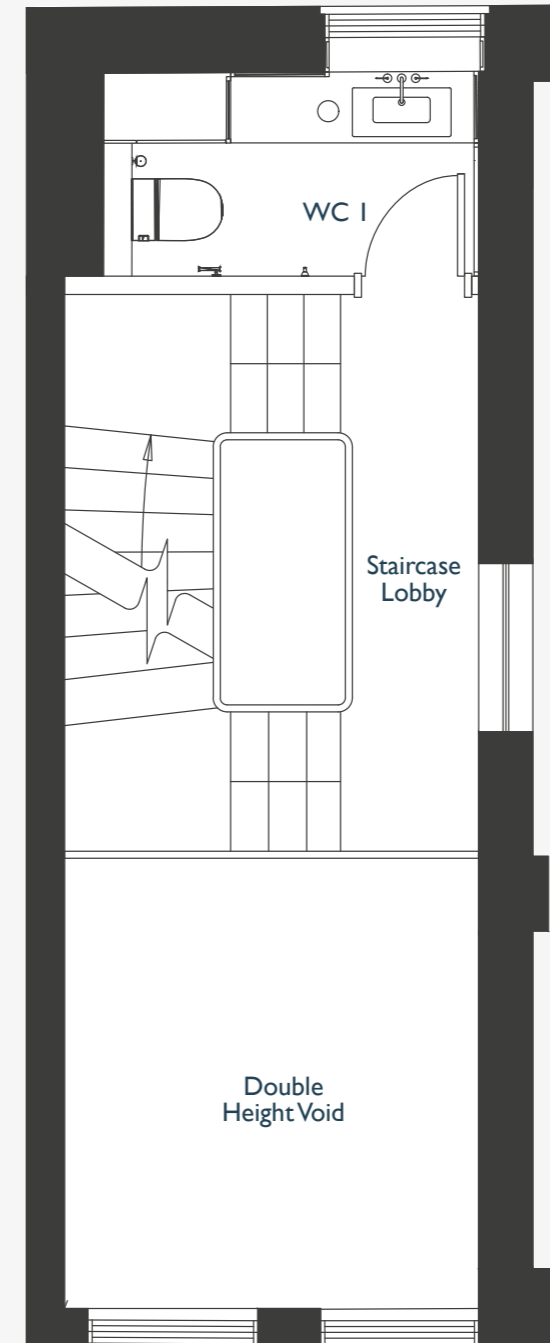


FLOOR PLANS

GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN

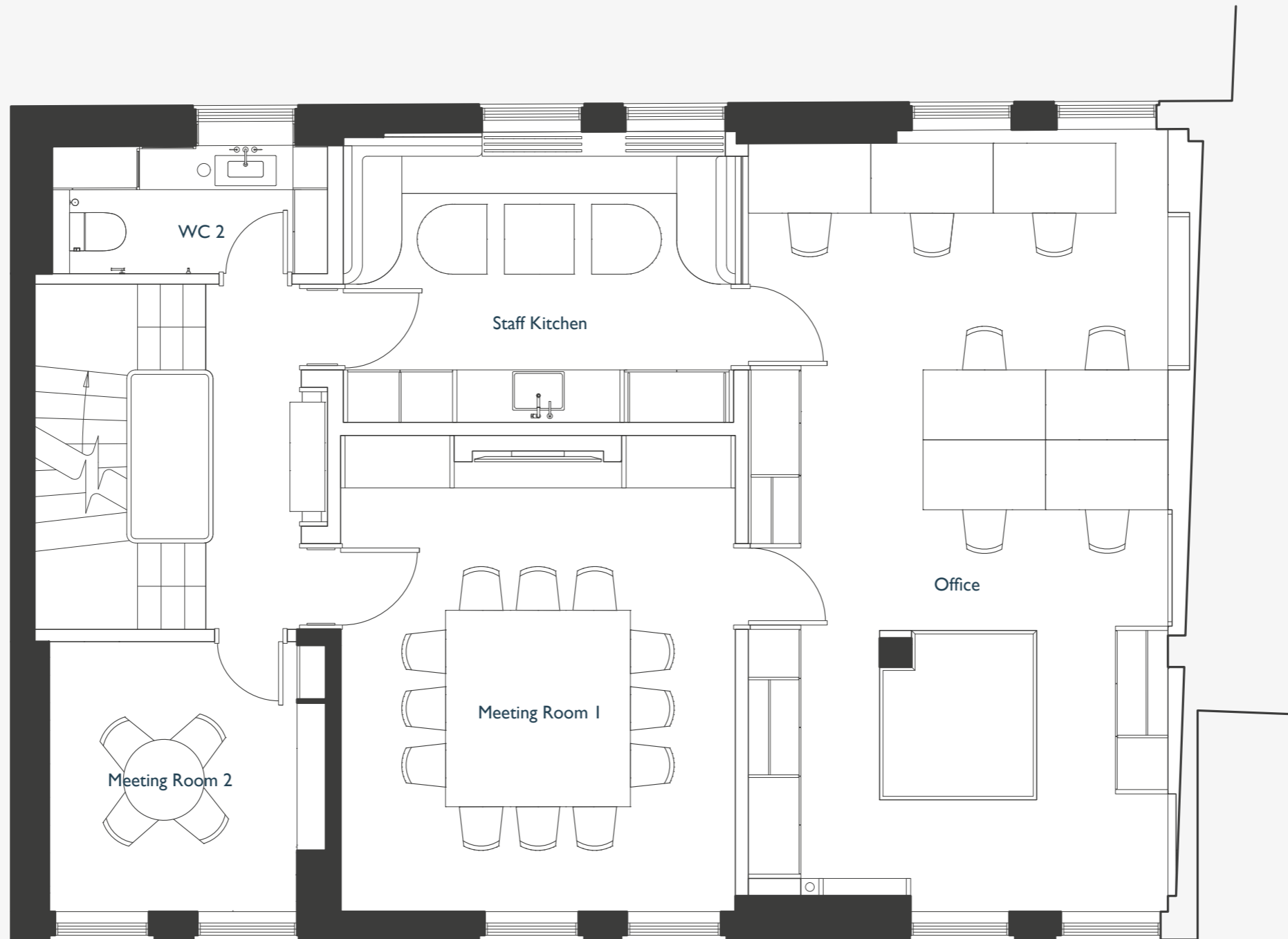


IMPORTANT NOTICE

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FLOOR PLANS

FIRST FLOOR PLAN

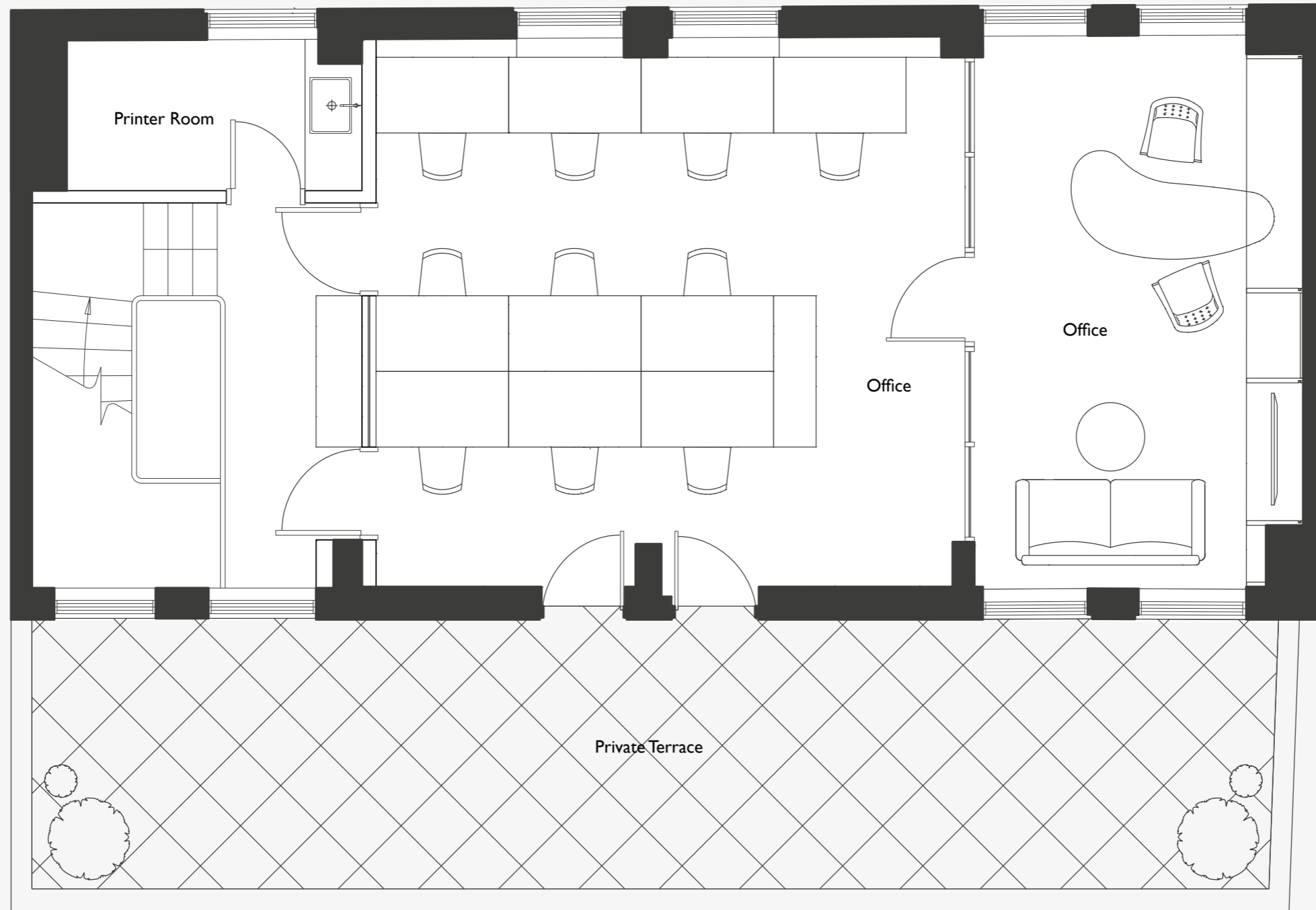


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FLOOR PLANS

SECOND FLOOR PLAN



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THE OPPORTUNITY

The property is currently used as private offices falling within Use Class E, which includes a wide range of other uses including:

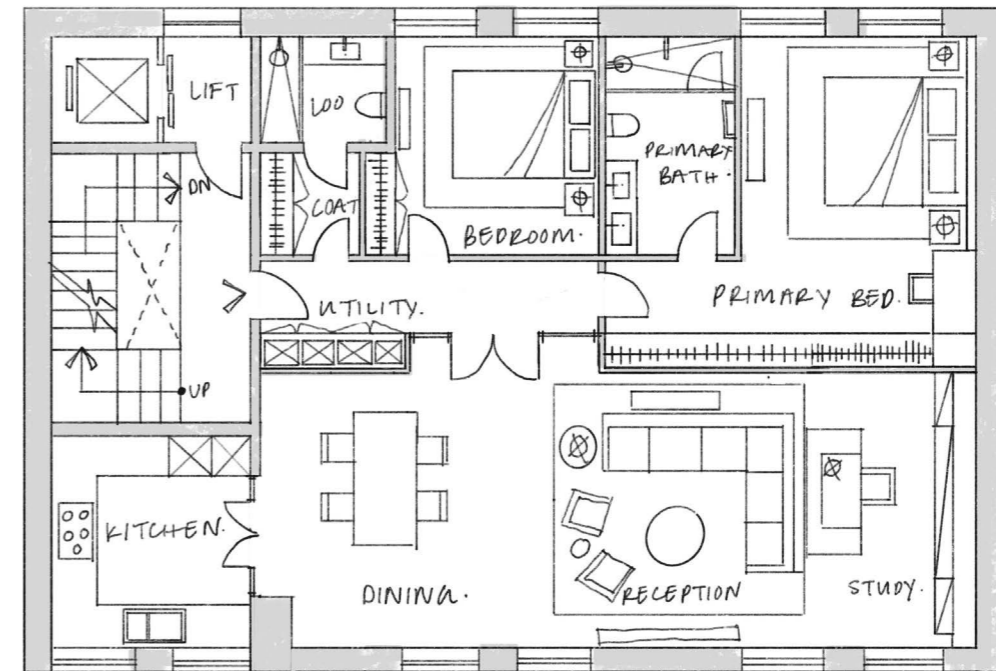
- Retail
- Medical
- Fitness
- Creche / Day Nursery
- Restaurant

Other uses may be subject to necessary planning, registration or licensing in order to operate.

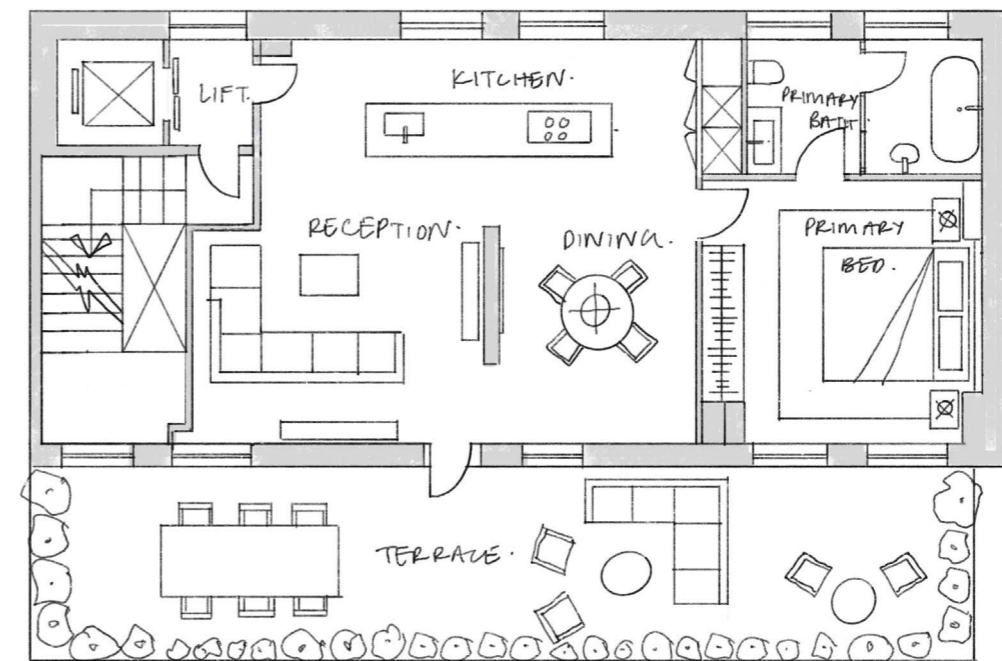
The property also qualifies for conversion to residential use (Use Class C3) without the need for detailed planning permission from the local council under the Town and Country Planning (General Permitted Development Order) 2015 – Class O.

The conversion of part, or all, of the property into one or more residential apartments would therefore be permitted with the advantage of being exempt from standard planning obligations or any requirement to deliver affordable housing.

An indicative scheme has been drawn up (see opposite) to show how the space could be used most effectively for residential use.



First Floor



Second Floor























KEY INFORMATION

Legal Title and Tenure:

- The property and two parking spaces are held with a share of freehold on a long leasehold (999 years dated from 15/08/1988) registered at HM Land Registry under title numbers BGL36878 and NGL620510.
- The property is currently owner-occupied and available either with vacant possession or on the basis of a sale and lease-back on terms to be agreed.

Services: the property is connected to mains water, electricity and gas. It is the responsibility of the purchaser to ensure that the services available are adequate for their proposed use.

Rateable Value: The current Rateable Value for the property is £54,500 and the rates payable for the current year £30,247.50 (2025/26).

Method of Sale: the property is for sale by private treaty.

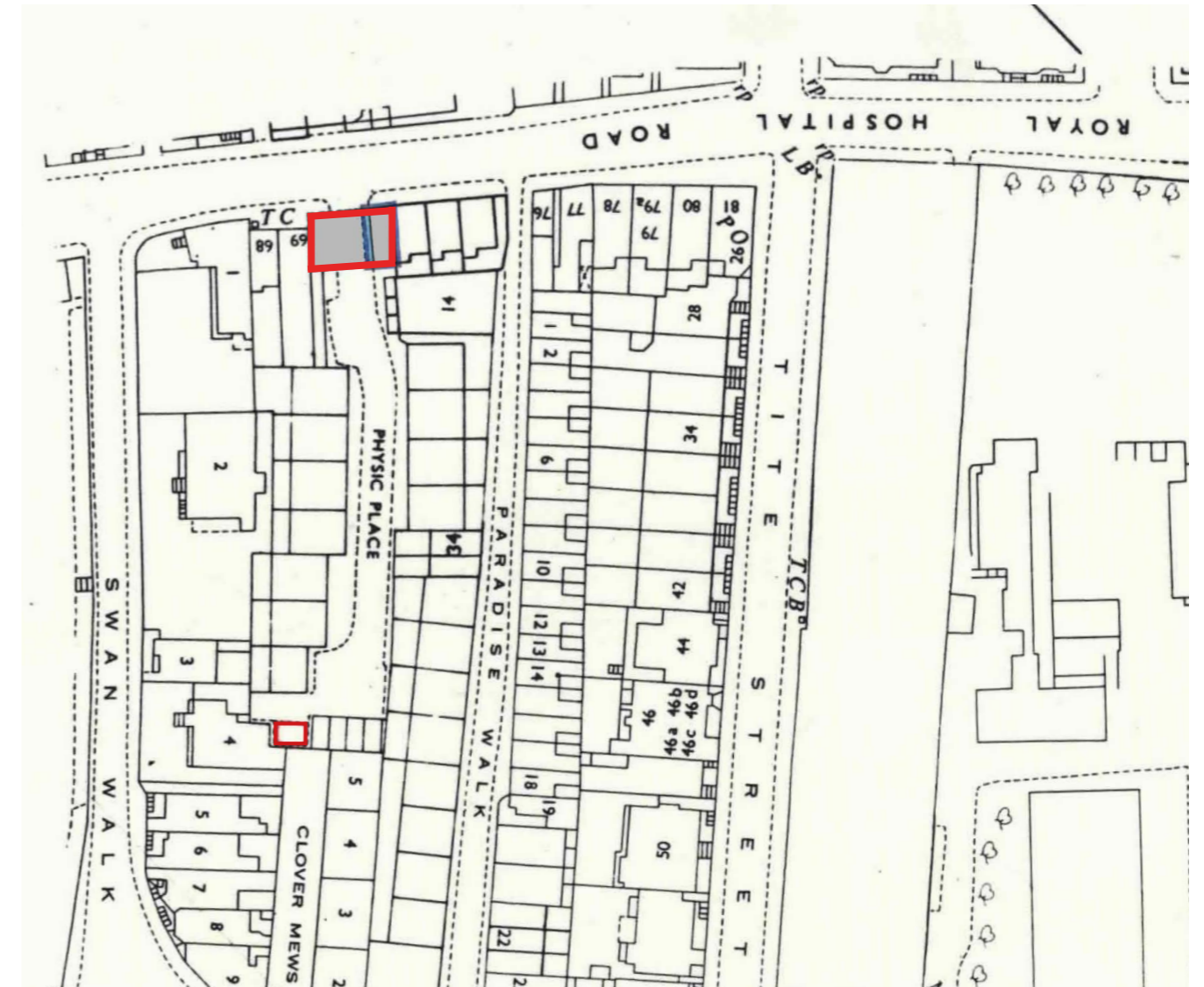
AML: Satisfactory anti-money laundering and compliance information will be required.

VAT: The property is elected for VAT.

EPC: The property is rated C64, as shown opposite.

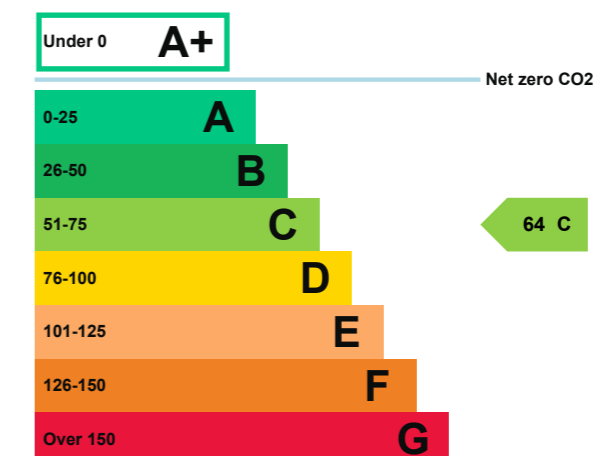
Viewings: All viewings to be arranged via the retained agents.

Proposal: offers are invited, subject to contract and exclusive of VAT.



Energy rating and score

This property's energy rating is C.



FINCHATTON

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