

A FREEHOLD PAIR OF GRADE II LISTED GEORGIAN
BUILDINGS IN THE HEART OF MAYFAIR

13 & 14

S O U T H
A U D L E Y
S T R E E T

MAYFAIR | W1



WETHERELL
MAYFAIR'S FINEST PROPERTIES



CURRENTLY OWNED AND OCCUPIED BY A PRIVATE FAMILY OFFICE IN MIXED-COMMERCIAL AND RESIDENTIAL USE, WITH ACCESS TO A PRIVATE COMMUNAL GARDEN, ONE OF THE “SECRET GARDENS” OF MAYFAIR.



Celebrated sculptor Sir Richard Westmacott (1775–1856) lived and worked at **No.14**, from 1818 until his death. The property retains stand-out features including the rear gallery and studio.

The Marquess of Hertford began to collect what is now the Wallace Collection at **No. 13**, indicating the house’s tie to one of London’s great art collections in its formative phase.

In total, the properties extend to approximately **15,993 sq ft (1,479.63 sq m)**.



The Connaught

Mount Street Gardens

St James's Park

Green Park

Buckingham Palace

The Peninsula London

The Chancery
Rosewood

Berkeley Square

St James's

1 Mayfair

Park Lane

Hyde Park

13&14
SOUTH
AUDLEY
STREET



LONDON'S PREMIER ADDRESS

Mayfair is an area steeped in history and London's most exclusive hotel, office and residential district, complemented by its unique luxury retail offer, high profile art galleries and world famous private members' clubs.

The unparalleled clustering of world class amenity has cemented its appeal as the place to live, work and play for the world's wealthiest and most high profile individuals, which further emphasises the rarity of this freehold opportunity.



Hotels

- 01 Claridges
- 02 The Ritz
- 03 The Connaught
- 04 The Westbury
- 05 The Dorchester
- 06 1 Hotel Mayfair
- 07 The Athenaeum
- 08 Four Seasons
- 09 The Peninsula
- 10 The Twenty Two
- 11 The Chancery Rosewood

Restaurants

- 01 Mark's Club
- 02 Hide
- 03 Bellamy's
- 04 Scott's
- 05 Gaia
- 06 George Club



14

13

13 SOUTH AUDLEY STREET

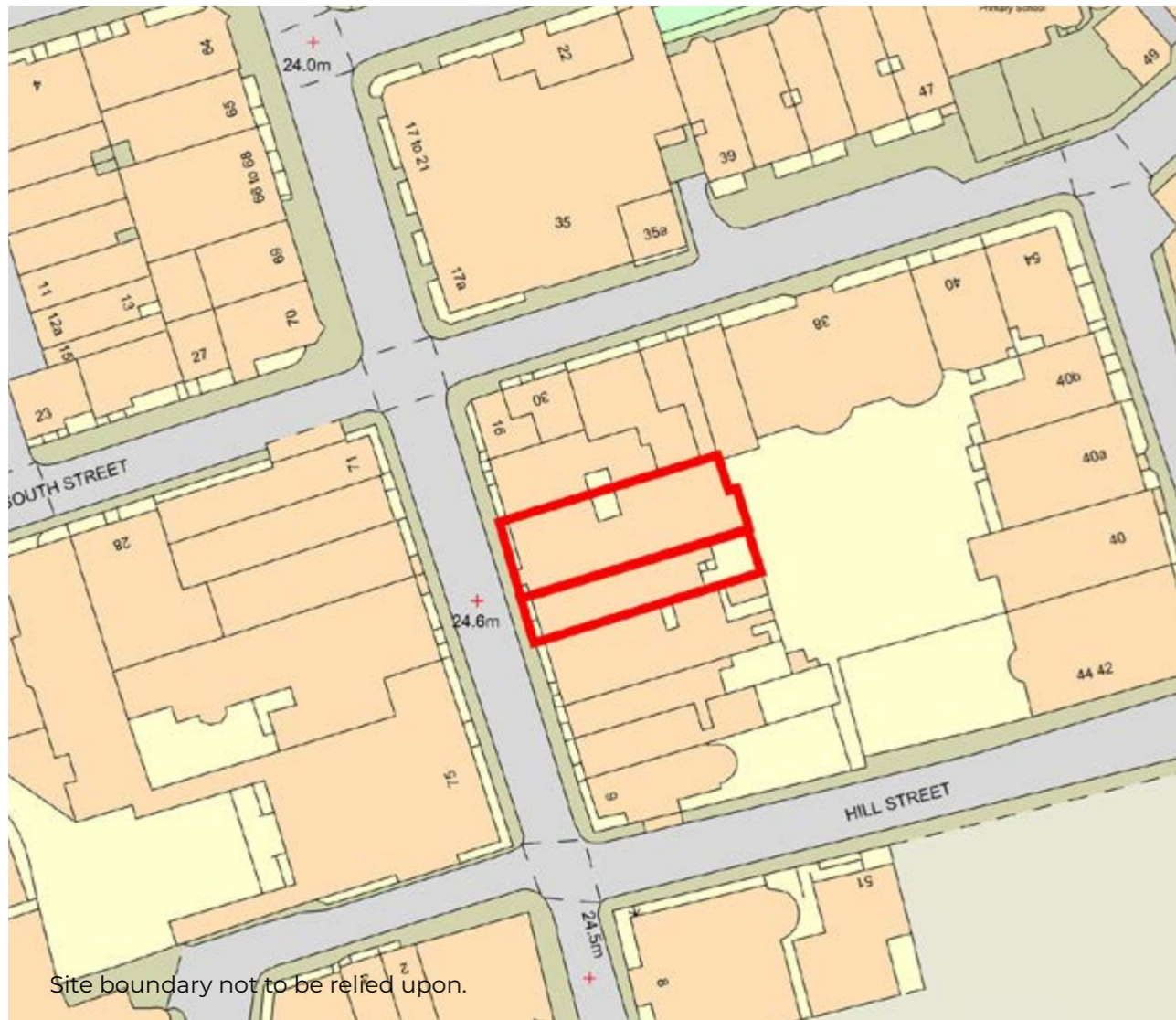
- Freehold
- Grade II Listed, 6 storey Georgian terrace house built in c.1736..
- Approximately 5,118 sq ft (475.46 sq m) gross internal area (GIA), arranged over Lower Ground, Ground, and four upper floors.
- Lower Ground floor terrace and a larger Ground level internal terrace, both of which lead to the private communal garden.
- The property comprises 6-7 bedrooms, 6 bathrooms, playroom, study, expansive open-plan kitchen/living and dining area, separate living room and plenty of storage.
- The rear extension and top-lit gallery, provides unique heritage features.

14 SOUTH AUDLEY STREET

- Freehold
- Grade II Listed, 6 storey Georgian terrace building, originally built as a townhouse in c.1736.
- Approximately 10,815 sq ft (1,004.17 sq m) GIA, arranged over Lower Ground, Ground and four upper floors.
- The property comprises both residential and office use, with office use the main function of the Property.
- The Fourth Floor self-contained 1-bedroom flat comprises a large kitchen/reception room, bedroom and bathroom.
- The property has a lift, accessing Lower Ground to Third floor.
- The private communal garden is accessed via a rear door located on the Lower Ground floor level.
- The Ground Floor flat is ancillary the main office use and is located to the rear of the property, comprising a self-contained 1-bedroom flat, with reception hall, kitchen, grand meeting/reception room, and non-original mezzanine where the bedroom is located.

THE OPPORTUNITY

- A pair of freehold buildings in the heart of Mayfair, extending to a total area of approximately 15,993 sq ft (1,479.63 sq m).
- Mixed use of existing commercial and residential making this an exceptional opportunity for a Family Office.
- Potential for sensitive restoration and modernisation, while retaining the historic interiors.
- Historically, we understand that the properties have been interconnected at Lower Ground, Ground and Fourth Floor level.
- Only 15 properties have access to the private communal garden, with No. 14 being the only commercial-use building in an unbroken Georgian terrace at 9–16 South Audley Street.



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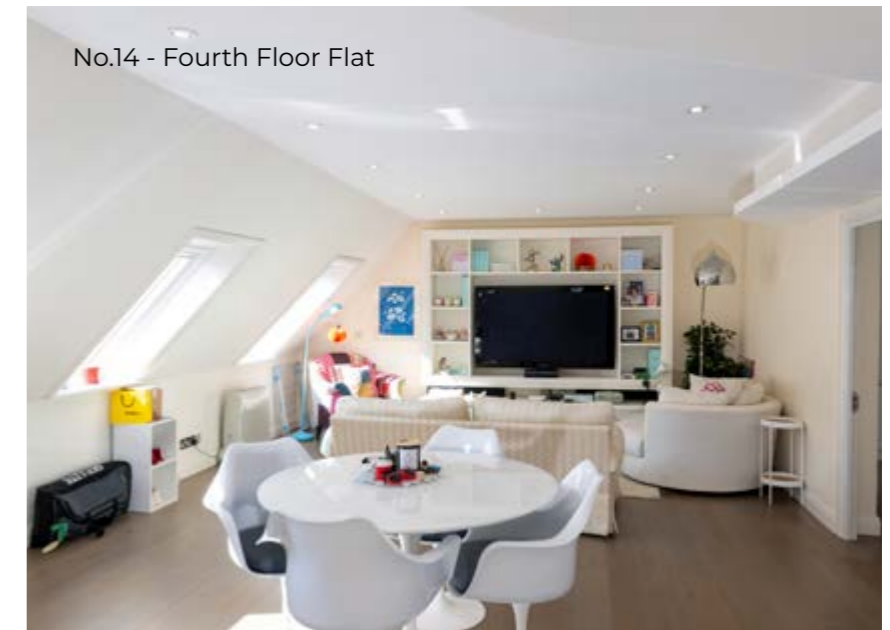


No.14 - Entrance & Staircase

EXISTING ACCOMMODATION



No.14 - Ground Floor Drawing Room



No.14 - Fourth Floor Flat



No. 14 - First Floor Reception



No.14 - Second Floor

EXISTING ACCOMMODATION



No.13 - Entrance & Stairwell



No.13 - Lower Ground Kitchen & Living Room



No.13 - Master

PLANNING & HERITAGE

- The properties have most recently been used for private office operations, with No. 14 serving as offices and occasional staff accommodation, and No. 13 as the owner's residence, with some short-term lettings.
- Montagu Evans have prepared a planning note to provide prospective buyers with a summary of the relevant National and Local Planning Policies, which is available in the dedicated dataroom.
- The properties are within the jurisdiction of The City of Westminster ("Westminster"), situated in the West End Ward.
- The properties are Grade II Listed and have been on the Register of Listed buildings since December 1987.
- The Properties are also within the Mayfair Conservation Area.



RESIDENTIAL CONVERSION

Mayfair continues to command some of the highest residential values in London. Large historic houses, such as 13 & 14 South Audley Street, rarely become available, making this a highly attractive opportunity. Moreover, this section of South Audley Street is predominantly residential in character.

No. 14 would make a magnificent single-family residence, returning to its original use, subject to the necessary consents.

The City of Westminster seeks to maintain office accommodation within the CAZ. Its policy allows the loss of offices to residential, if two main criteria can be demonstrated:

- The development would reinstate an original residential use; and
- The area is predominantly residential in character.

There is a strong argument that both these points can be satisfied to allow conversion to residential use, subject to all other relevant planning and listed building policies.

PROPOSED TERRACE



PROPOSED MAIN STAIRCASE



PROPOSED GRAND
FIRST FLOOR RECEPTION



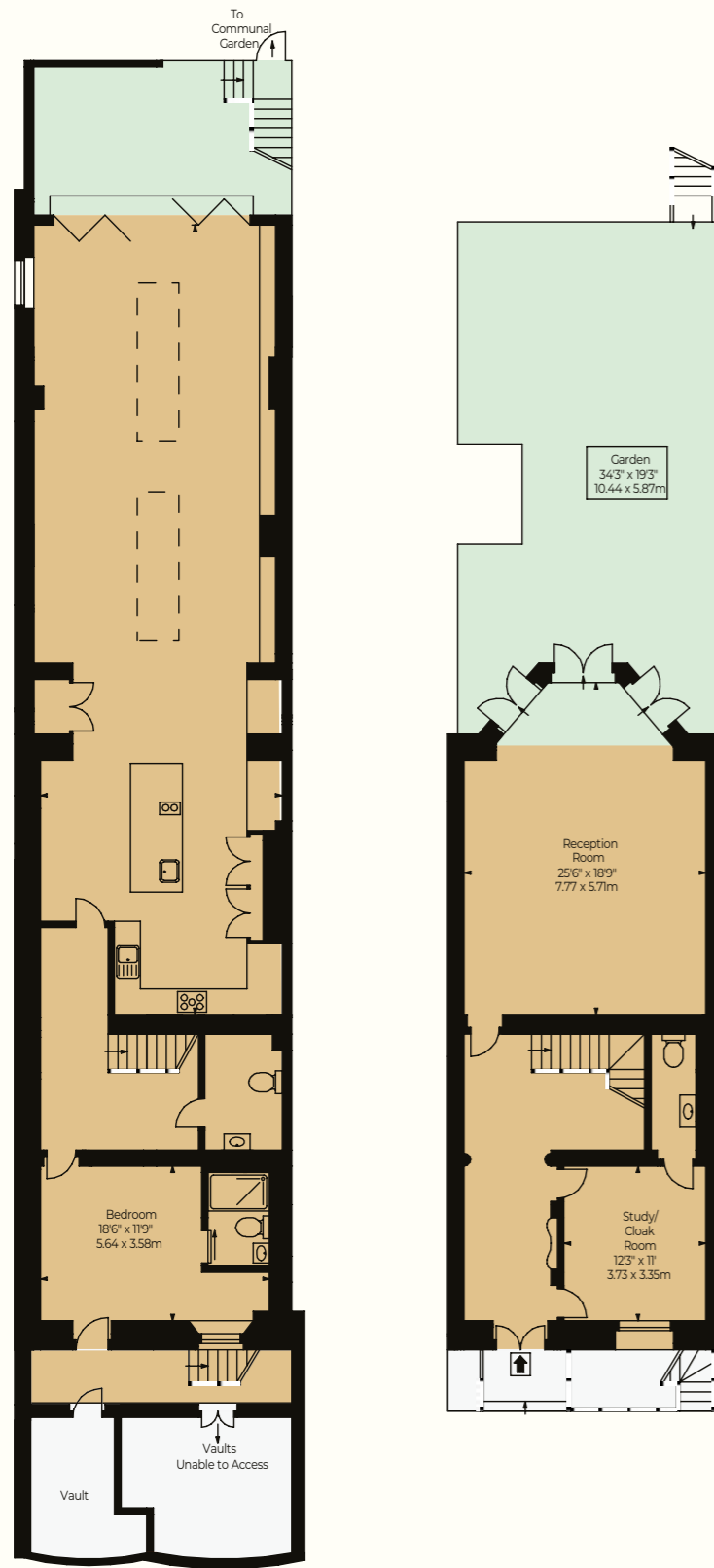
PROPOSED GROUND
FLOOR DINING ROOM



PROPOSED SECOND FLOOR BEDROOM SUITE

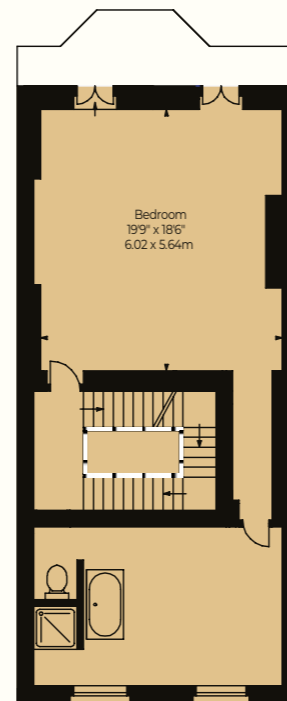


Residential
Terrace



LOWER GROUND FLOOR

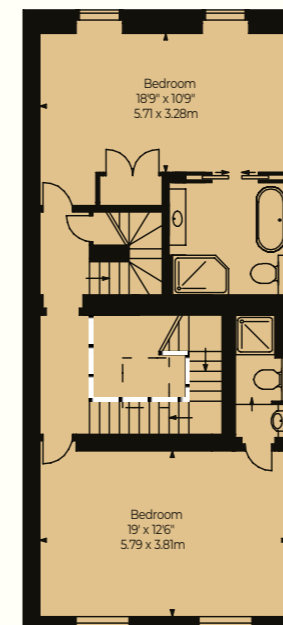
GROUND FLOOR



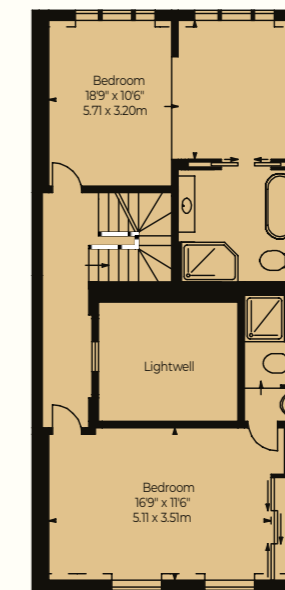
FIRST FLOOR

13 SOUTH AUDLEY STREET EXISTING FLOOR PLANS & ACCOMMODATION SCHEDULE

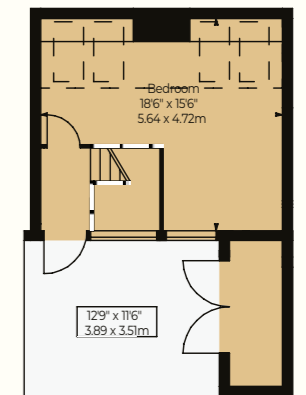
	GIA	
	Sq M	Sq Ft
Total	475.46	5,118
Vaults	20.35	219
Total	495.81	5,337



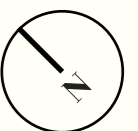
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



Residential
Office

14 SOUTH AUDLEY STREET EXISTING FLOOR PLANS & ACCOMMODATION SCHEDULE

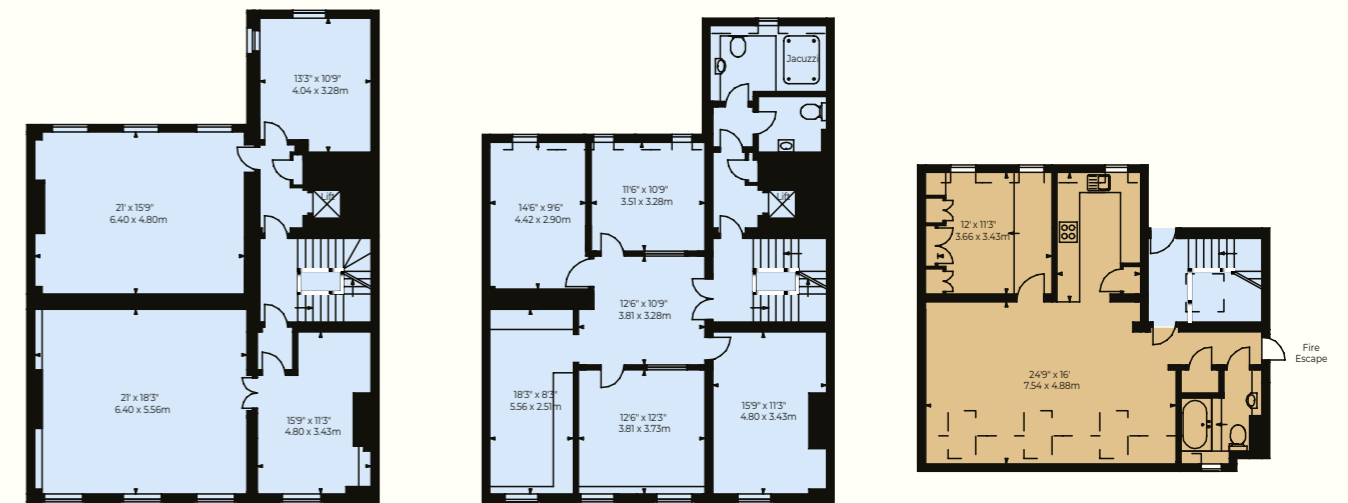


LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

	GIA	
	Sq M	Sq Ft
Office Accommodation	769.21	8,280
Ground Floor Flat	172.98	1,862
Forth Floor Flat	62.52	673
Total	1,004.71	10,815
Vaults	32.24	347



SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

Plans not to scale and for indicative purposes only.

FURTHER INFORMATION

TITLE & TENURE

Freehold with vacant possession.

Title Numbers:

- No.13 - NGL861289
- No.14 - NGL861289

VAT

The Property is not elected for VAT.

MARKETING DATAROOM

Further information relating to the properties including planning, technical and legal documents is available within the dedicated dataroom below.

<https://13and14southaudleystreet.co.uk>

SERVICES

The properties are connected to all mains services. However, any interested parties must satisfy themselves that all services are suitable for their intended use.

AML COUNTERPARTY CHECKS

A successful bidder will be required to provide the usual information to satisfy the AML requirements when heads of terms are agreed.

GUIDE PRICE

£29,900,000, subject to contract.

Reflecting a **low £1,870 per sq ft / GIA.**

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WETHERELL
MAYFAIR'S FINEST PROPERTIES

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