

# The Colonnade Hotel

2 Warrington Crescent, London, W9 1ER

**Prominent Central London Freehold Hotel Sold with Vacant Possession.**





The Colonnade Hotel



## Investment Highlights

Savills and Colliers have been jointly instructed to sell the freehold interest in The Colonnade Hotel on behalf of administrators Coots & Boots. The Property ceased trading 19<sup>th</sup> December 2025 and is available with vacant possession.

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The Colonnade is a Grade II listed, freehold hotel, steeped in history, being the birthplace of mathematician Alan Turing in 1912, and the favoured hotel of Sigmund Freud in 1938 – the hotels largest suite is named the “Sigmund Freud suite”.

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Located under a minute walk away from Maida Vale Underground Station, providing direct connections to Paddington Station, which recorded 70 million entries and exits in 2025, being the third busiest railway station in Great Britain.

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The Hotel occupies an entire island site and provides 44 en-suite bedrooms (use class C1), arranged over lower ground, ground and four upper floors - 19,533 Sqft GIA. Having retained its original windows and period details throughout, the Property benefits from generous ceiling heights and exceptional natural light on all elevations.

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The Hotel is equipped with a restaurant and bar, a private dining room and a front external courtyard, providing approximately 120 covers. The Property benefits from three car parking spaces at the rear of the property.

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The Colonnade Hotel is available with vacant possession, unencumbered by brand and management, providing optimal operational flexibility and value enhancement potential.

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Genuine opportunity to reposition the asset to an aspirational hotel operation, to drive trading performance relative to historic levels and enhance value.

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## Location

The Colonnade Hotel occupies a prominent island site in Little Venice within the City of Westminster, with frontages onto Warrington Crescent, Warrington Gardens and Castellain Road.

The Colonnade is ideally located in Little Venice at the junction of the Grand Union Canal (Paddington Arm) and Regent's Canal, with direct access from Warrington Crescent and private parking via Castellain Road.

The immediate surroundings include a parade of boutique retailers, cafés, and restaurants—along with a well-regarded gastro pub and a historic church—which contribute to the neighbourhood's village-like charm.

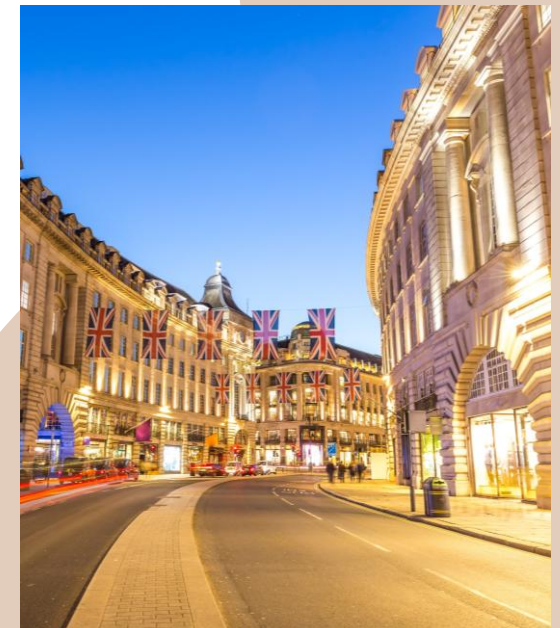
Little Venice is renowned for its Regency-era architecture, canalside pathways, and waterside cafés, offering guests a serene alternative to London's busier central districts.

The Colonnade's position places guests within easy walking distance of key London landmarks, including Abbey Road Studios, Regent's Park, London Zoo, Lord's Cricket Ground and Hyde Park.

Paddington Station is just 1 mile (1.6 km) away, the third-busiest station in Great Britain. The station handled almost 70 million passengers in 2025, up 4.45% year-on-year, with over 202,000 daily users. The station provides rapid connections across London and to Heathrow.

Marylebone Station is also located just over 1 mile (1.16 km) away and recorded 11.8 million passenger entries and exits in 2025. This reflects a 7.36% year-on-year increase, around 807,000 more passengers than the previous year.

The hotel is also well-linked to the West End's major commercial districts; Marylebone, which is known for its strong central footfall patterns supported by mixed-use activity, Bond Street, which continues to outperform the market with retail spend up +1.0% year-to-date and Oxford Circus, positioned at the centre of Europe's busiest shopping corridor with over 200 million annual visitors.



# Connectivity

The Hotel benefits from exceptional transport connectivity. Warwick Avenue Underground Station (Bakerloo Line) is located approximately 120 metres from the hotel, while Paddington Station is approximately a 10-minute walk away.

London is one of the world's leading tourism destinations, welcoming around 30 million visitors annually, including more than 20 million international visitors each year. This strong demand supports a vibrant hospitality market and year-round activity across leisure, cultural and business travel.

Paddington Station is one of the most important transport hubs in the United Kingdom and a major gateway into central London. In 2025, the station recorded approximately 70 million passenger entries and exits, ranking it among the busiest railway stations in Great Britain.

Paddington Station provides access to the Elizabeth Line, Heathrow Express and Great Western Railway services to the west and north of England. Direct road access to north and northwest London is also available via the A40 and A41.

The Elizabeth Line has further strengthened Paddington's role within London's transport network, improving cross-London connectivity and significantly increasing passenger flows through central stations. The station also offers direct connections to Heathrow Airport, which handles over 80 million passengers annually, making international travel particularly convenient.

From Paddington, guests can reach key central London destinations quickly, including Oxford Street, the West End and the City, all accessible within approximately 10-20 minutes by Underground or taxi.



Map is for indicative purposes only





# The Property

Constructed in 1865 and converted to hotel use in 1935, the building is designed in a Regency architectural style, defined by large floor-to-ceiling windows that provide strong natural light throughout. The Property benefits from a generous external courtyard, which provides a clear sense of separation from the street.

Occupying an island site, the Hotel benefits from visibility on three elevations, contributing to a strong presence and a well-defined sense of arrival. The Hotel has an impressive reception lobby with a traditional staircase leading to the upper floors, which are also served by a secondary staircase and passenger lift.

The Property benefits from a popular restaurant and bar, located on the lower ground floor, with an impressive glass ceiling extending into an outdoor courtyard to the front of the Hotel, which also has separate street access, via a staircase to the front of the Hotel.

The bedrooms are fully equipped with central heating and air conditioning systems throughout, WIFI, TVs, telephones, fridges, contemporary bathrooms and bespoke antique furniture.



**Freehold, Grade II Listed with a Blue Plaque**



**Restaurant and bar with approximately 120 covers and a private dining room**



**44 fully fitted en-suite bedrooms with air conditioning**



**Island site with a large external terrace, rare for Central London**



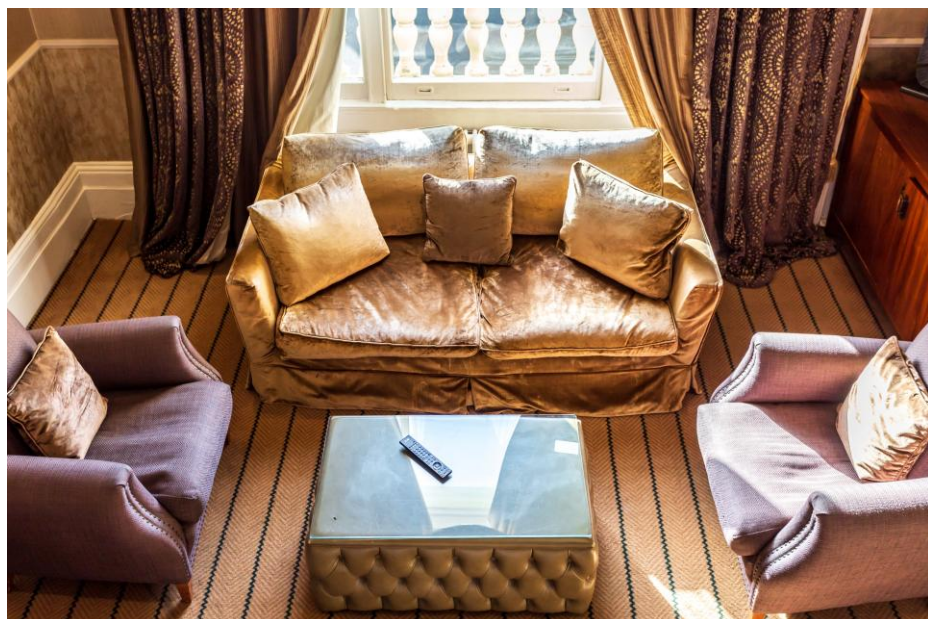
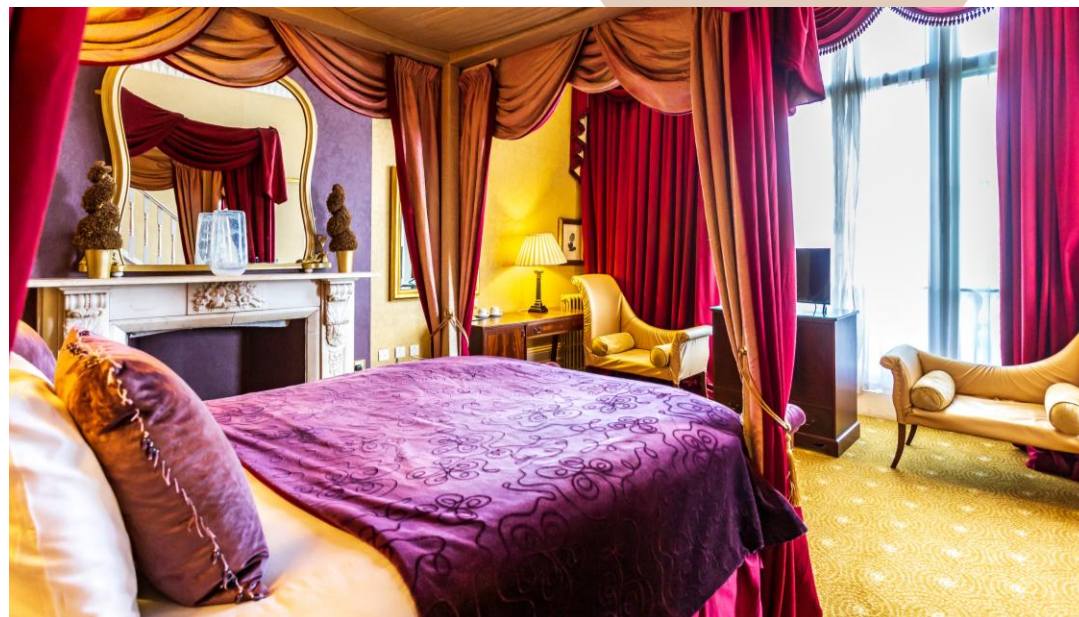
**Characterful building with large floor to ceiling windows**



**Passenger lift & CCTV**

# Accommodation Schedule

Room Category	No. Of Bedrooms	Average Size (sq. m)
Small Single	3	9
Classic Double	9	12
Club Double	16	17
Deluxe Double	7	20
Junior Suite	7	28
Suite	2	35
<b>TOTAL</b>	<b>44</b>	<b>20.2</b>





# Submarket Highlights

The property is located at the edge of the Paddington, Bayswater & Notting Hill submarket.

## Attractive ADR Performance



The market achieved a £168 ADR in 2025, which has increased from £135.65 (2019), representing a +23.7% uplift reflecting strong pricing power in the submarket. The upscale segment operates at 82% occupancy and c. £214 ADR, demonstrating deep and resilient demand across price points.

## RevPAR Growth



RevPAR rose from £115.14 (2019) to £133.17 (2025), a +15.7% increase, demonstrating sustained revenue performance. This is supported by strong international and domestic travel flows into Paddington, Notting Hill, Bayswater and Little Venice.

## Zero New Supply Under Construction



CoStar reports 0 rooms currently under construction, meaning no short-term future competitive pressure, ensuring stable occupancy and rate growth for existing assets.

## Exceptional Connectivity and Demand Drivers



The location benefits from immediate access to Paddington Station, Hyde Park, and major regeneration corridors, supporting a strong mix of leisure, corporate, and international demand. These fundamentals underpin year-round occupancy and enhance the long-term performance outlook for well-positioned hotel assets.

## Demand Growth



Room-night demand has evolved from 3.97M (2019) to 3.94M (2025) – demonstrating that whilst we have seen significant ADR growth, the occupancy recovery is ongoing and will drive future growth in performance.

## Highly Liquid Market



The past 12 months saw six transactions recorded in the submarket, from a range of buyer groups, indicating active investor appetite in this micro-market.

## Exceptionally High 12-Month Occupancy



Whilst occupancy continues to recover to pre-pandemic levels, the submarket reports 79.5% occupancy over the past 12 months which is ahead of most other London districts and reflective of sustained year-round demand.

# London Hotel Market

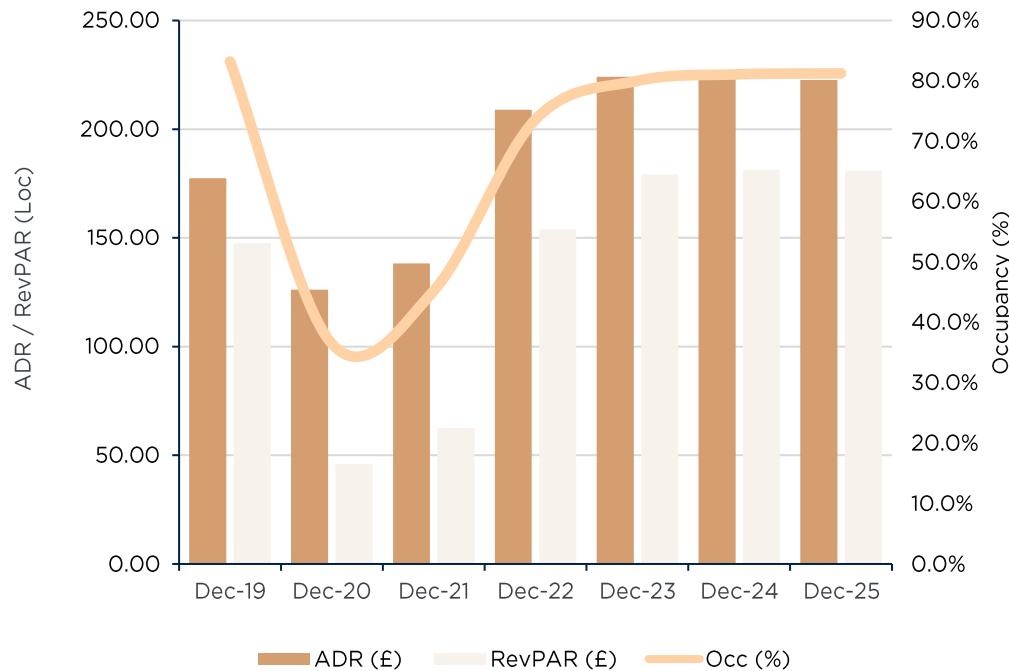
London is the political, economic and cultural capital of the United Kingdom Rich in history and diversity, London continues to lead the way as one of the premier leisure and business destinations of the World. Its position between the time zones of Asia and USA makes the city a strong global financial hub for international trade within Europe, with the vibrant and dynamic capital being home to 75 of Fortune Global 500 companies London is the third most visited city globally, with an estimated 19 million visitors during 2019 and 22.7 million in 2025.

The London Hotel market has grown significantly relative to pre-pandemic levels with RevPAR at year-end 2025 22.5% ahead of year-end 2019 levels. Year-end 2025 RevPAR remained stable compared to 2024, as marginal gains in occupancy offset a slight dip in average rates.

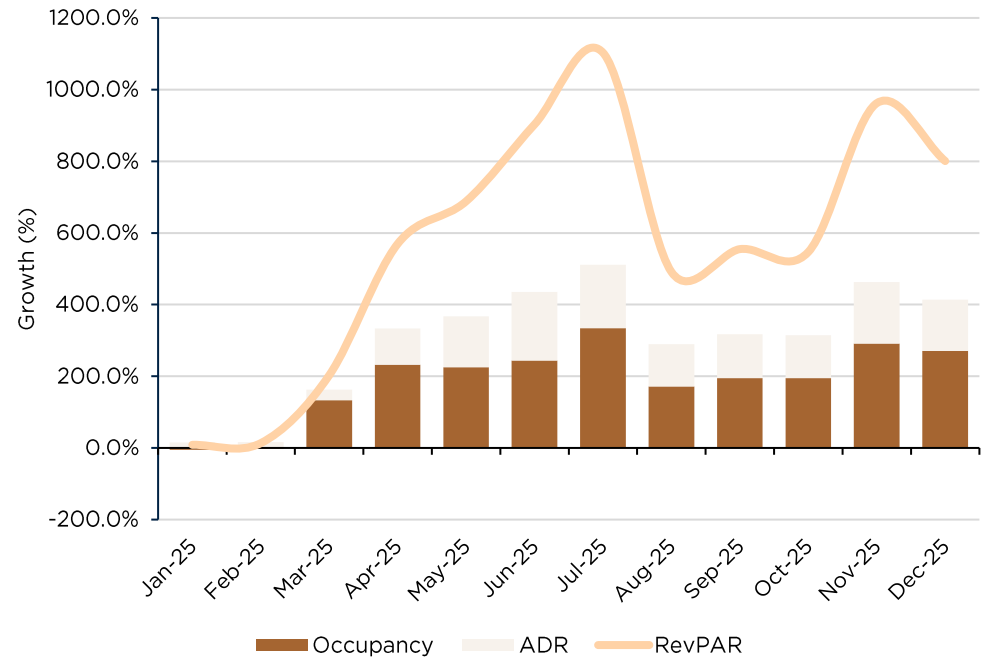
The chart below shows the London hotel markets annual performance between 2019-2025, with overall market RevPAR exceeding £180 in both 2024 and 2025.

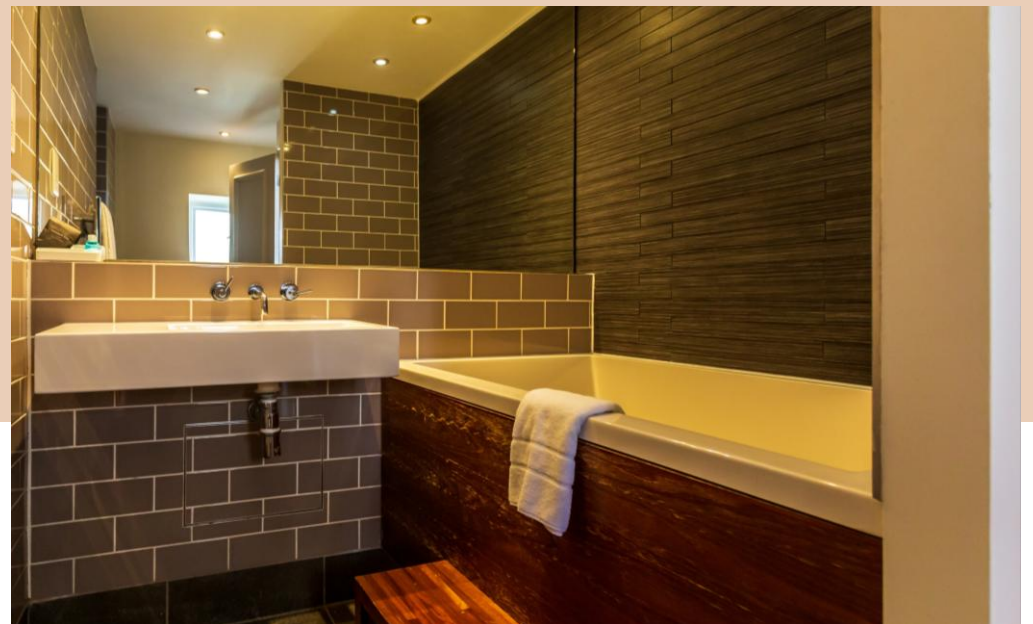
The chart below details a month-on-month Key Performance Indicator comparison between 2025 and 2019 levels. ,

**Last Twelve Months - London Hotel KPI Performance Data**



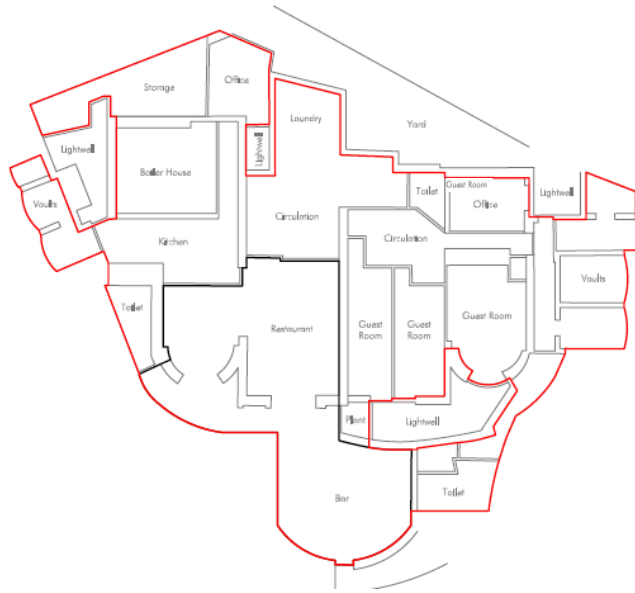
**London KPI Performance Growth 2025 vs 2019**





# Floor Plans

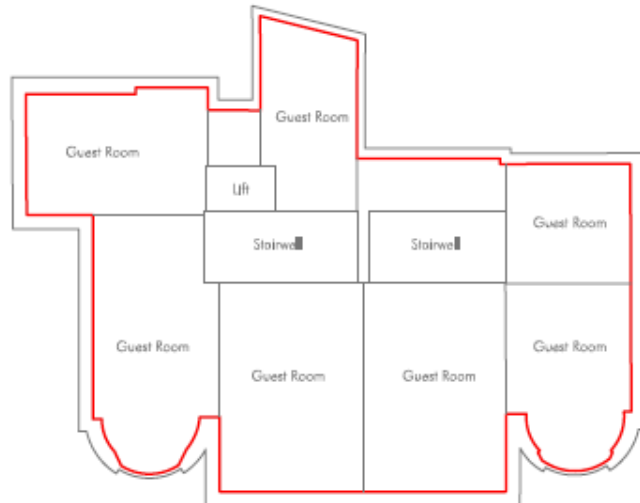
## Lower Ground



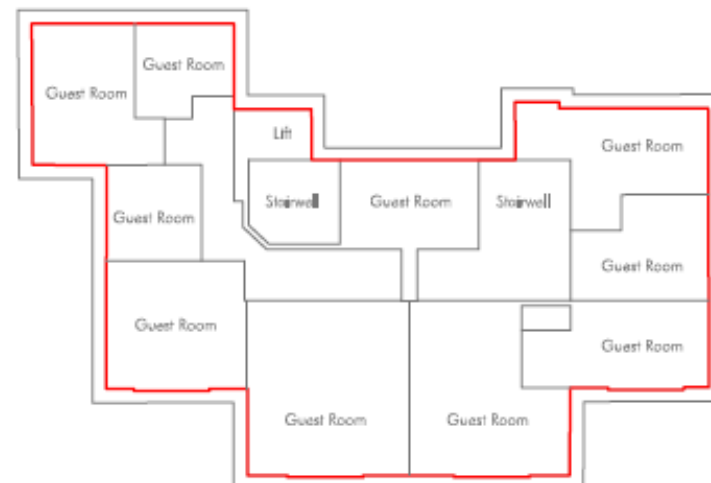
## Ground



## First



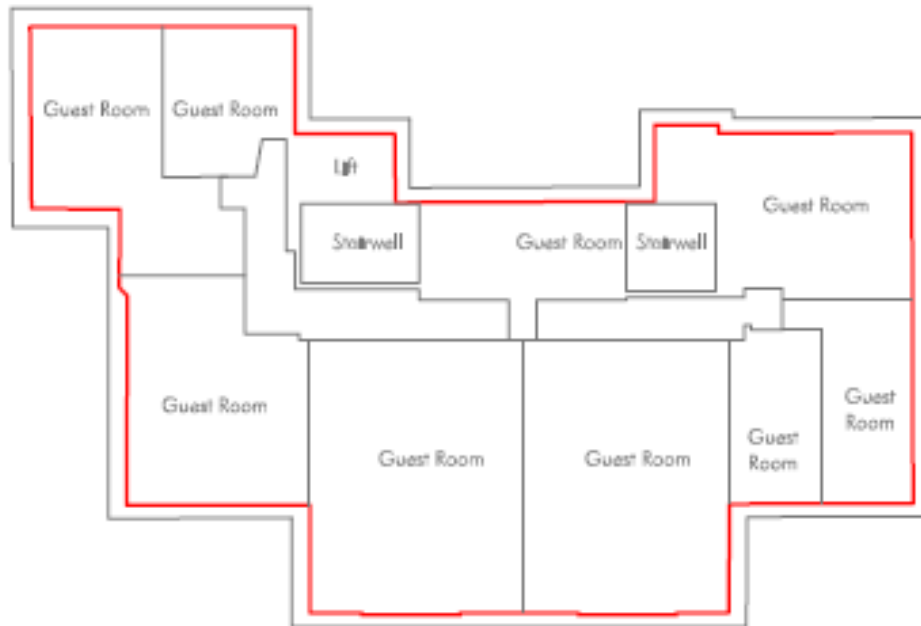
## Second



# Floor Plans

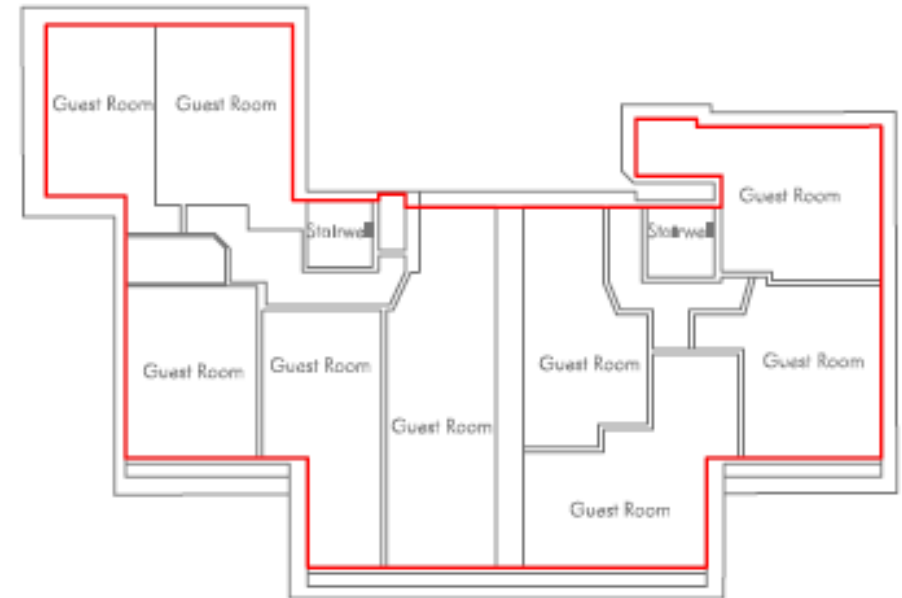
## Third

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## Fourth

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# Further Information

## Tenure

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Freehold Title number is NGL463635

## Pricing

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Offers are invited for the freehold. Price on Application.

## Viewing

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Formal inspections of the property will be made strictly by appointment with Savills and Colliers. Under no circumstances should direct contact be made with the property, our clients, or the staff.

## EPC

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The property has a rating of B (47).

## Planning

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The property benefits from Use Class C1 (Hotel Use)

## Inventory & Stock

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The fixtures, fittings and equipment are to be offered with the sale.

## Site Plan

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# The Colonnade Hotel

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