



# Rare freehold development opportunity with mixed residential and commercial use.

**Cambridge Street, London, SW1V**

Guide Price £1,500,000 Freehold





Potential development opportunity • Current mixed residential and commercial use • Period building configured over four floors • Convenient and central location • Freehold

### Local Information

Located on the corner of Cambridge Street and Warwick Way, this is a hugely convenient location for the amenities of Pimlico.

With an array of boutique shops, restaurants, cafes and galleries this is a thriving enclave within Prime Central London with a true 'village' feel.

Renowned for access to transport connections, there are main line network service including the Gatwick Express from Victoria Station as well as access to the underground services on Victoria Line, and District and Circle Lines.

Close proximity to world renowned and iconic landmarks such as Houses of Parliament, Buckingham Palace and Tate Britain Gallery, coupled with the retail destinations of Sloane Square, Belgravia, Knightsbridge and Mayfair make this a wonderful location to have a home office or investment.

### About this property

A rare freehold period building which currently has a mixed use, with ground and lower ground floor commercial space and upper floor residential space.

With significant potential for refurbishment or redevelopment subject to planning, this is a building that will appeal to a broad range of buyers and investors who will appreciate the central and convenient location.

Arranged over four floors there are a number of under-pavement storage vaults and there is the benefit of two ground floor entrances.

The current owners are a private membership organisation with obligations to justify best interests have been served. To this end the sale may be subject to overage clauses in the event of any unexpected future planning gain.

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Westminster & Pimlico Office. Telephone: +44 (0) 203 430 6860.







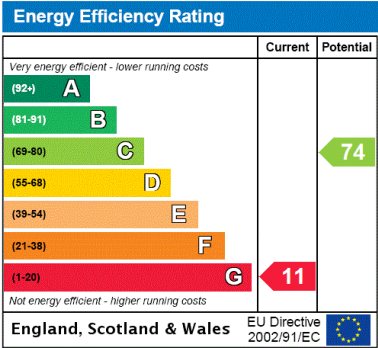
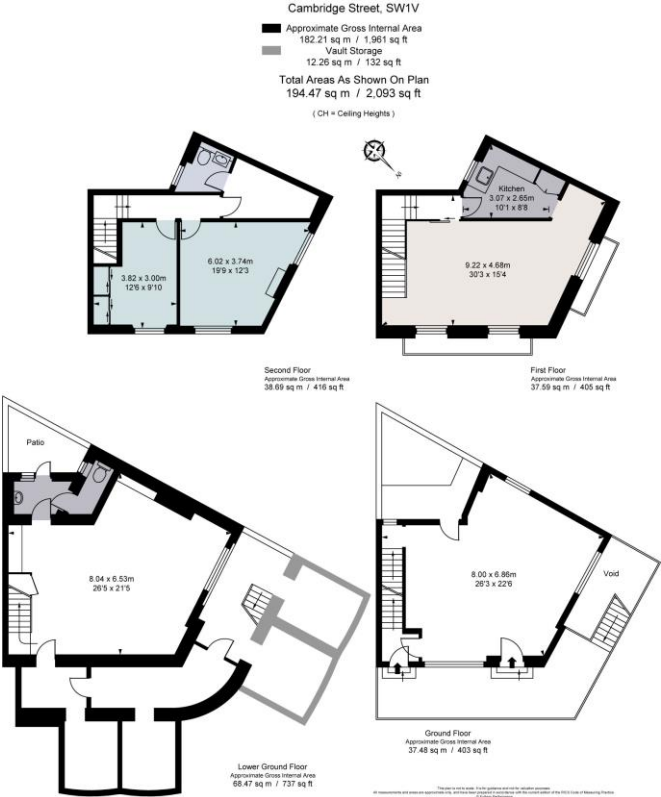
**Tenure**  
Freehold

**Local Authority**  
City Of Westminster

**Energy Performance**  
EPC Rating = G  
Commercial EPC on request

Cambridge Street, London, SW1V  
Gross Internal Area 1961 sq ft, 182.2 m²

**Sales**  
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