

1 & 2 CHELSEA EMBANKMENT

London SW3

Rare opportunity to acquire two adjoining freehold properties overlooking the River Thames

OPPORTUNITY OVERVIEW

- TWO ADJOINING GRADE II LISTED FREEHOLD PROPERTIES OVERLOOKING THE RIVER THAMES AND BATTERSEA PARK
- 1 CHELSEA EMBANKMENT (SHELLEY HOUSE): FORMERLY USED AS A SCHOOL, USE CLASS F1(a), 17,385 SQ FT (1,615 SQ M) GIA
- 2 CHELSEA EMBANKMENT (DAWLIFFE HALL): SUI GENERIS USE (PERSONAL TO THE CURRENT OWNER), 12,623 SQ FT (1,173 SQ M) GIA
- POTENTIAL FOR A CHANGE OF USE AND RECONFIGURATION OF BOTH PROPERTIES, SUBJECT TO THE NECESSARY CONSENTS
- FOR SALE EITHER AS A WHOLE OR AS TWO SEPARATE LOTS



I & 2 CHELSEA EMBANKMENT

ALBERT
BRIDGE

BATTERSEA
PARK

CHELSEA
PHYSIC GARDEN

KING'S
ROAD

ROYAL
HOSPITAL

HYDE PARK





LOCATION

Situated within the Royal Borough of Kensington and Chelsea, the properties benefit from proximity to the green spaces of Chelsea Embankment Gardens, Chelsea Physic Garden, Burton Court Gardens, Ranelagh Gardens and Battersea Park. Royal Hospital is adjacent to the properties and hosts the world-renowned Chelsea Flower Show, which attracts over 160,000 visitors annually.

In addition, 1 & 2 Chelsea Embankment are located close to the retail and leisure hubs of Sloane Square and the famous King's Road, which boasts over 160 high-end retailers, boutiques and fine art galleries, and the design hub of Pimlico Road. Royal Hospital Road is also in close proximity to the site, which is home to amenities such as the National Army Museum and Restaurant Gordon Ramsay.

The properties are also located near the prestigious £3 billion Chelsea Barracks redevelopment, which is set over 12.8 acres and will comprise 449 luxurious homes and seven garden squares.

The properties further benefit from multiple education institutions within the micro-location, such as: Garden House School, Hill House School and The Hampshire School. The Lister Hospital is also located nearby on Chelsea Bridge Road.

WELL CONNECTED

WALK	RAIL	TUBE
King's Road Chelsea 10 mins	Victoria  1 min	South Kensington  2 mins
Sloane Square  15 mins	Vauxhall  4 mins	Green Park  4 mins
South Kensington  25 mins	Waterloo  6 mins	Knightsbridge  4 mins
Knightsbridge  27 mins	Charing Cross  7 mins	Earl's Court  6 mins
Victoria  28 mins	Paddington  14 mins	Battersea  16 mins

Source: Citymapper. NB Rail & Tube times taken from Sloane Square Underground station.



LOCAL AMENITIES

1. Lister Hospital
2. Chelsea Flower Show
3. Chelsea Physic Garden
4. National Army Museum
5. Burton Court Gardens
6. Garden House School
7. Hill House school
8. The Hampshire School
9. Chelsea Barracks
10. Restaurant Gordon Ramsay



1 CHELSEA EMBANKMENT

1 Chelsea Embankment is a stunning freehold corner building, benefitting from far reaching views over the River Thames and towards Battersea Park. It was originally built as a house for Sir Percy Shelley in 1878 and remained residential until the 1970s when it was converted into an educational premises. The property is now vacant and has the potential for change of use and reconfiguration subject to the necessary consents.

- c. 17,385 sq ft GIA
- Originally built as a house in 1878
- Impressive period features
- Excellent natural light and ceiling heights throughout
- Large rear garden
- First floor rear balcony
- Passenger lift
- Front LG service entrance
- Impressive river and park views

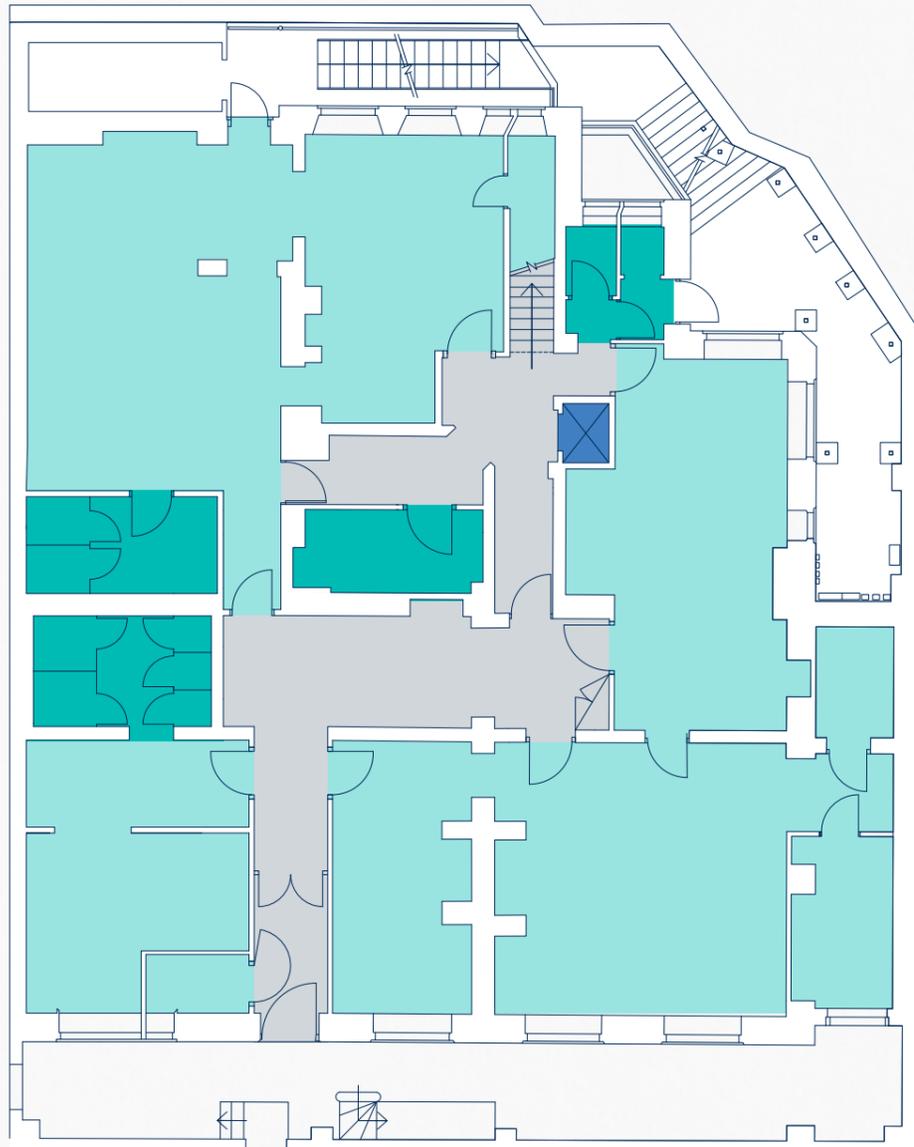




LOWER GROUND FLOOR

GIA 3,295 sq ft / 306.1 sq m

NIA 2,146 sq ft / 199.4 sq m



- Principal Rooms
- Lifts
- WCs
- Core

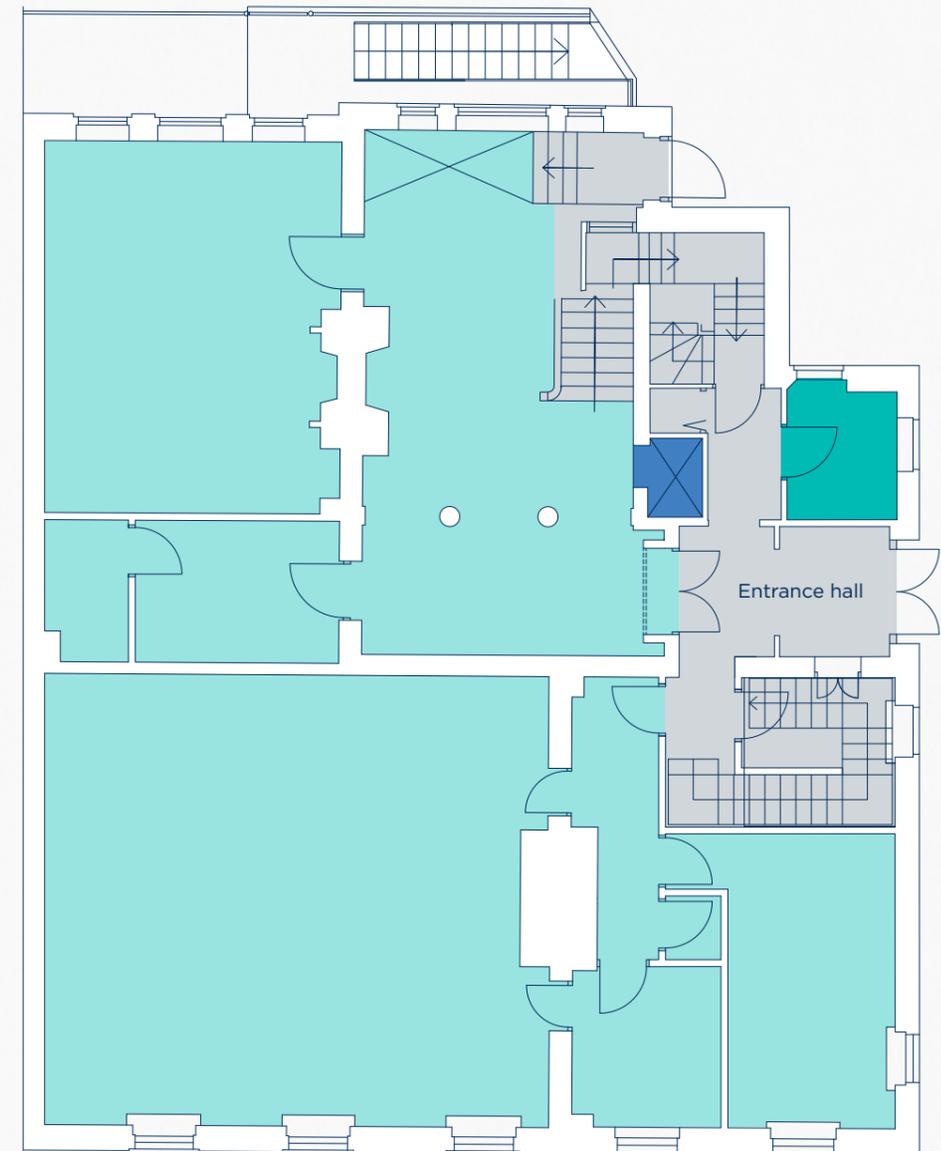
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

GROUND FLOOR

GIA 2,947 sq ft / 273.8 sq m

NIA 1,912 sq ft / 177.6 sq m



- Principal Rooms
- Lifts
- WCs
- Core

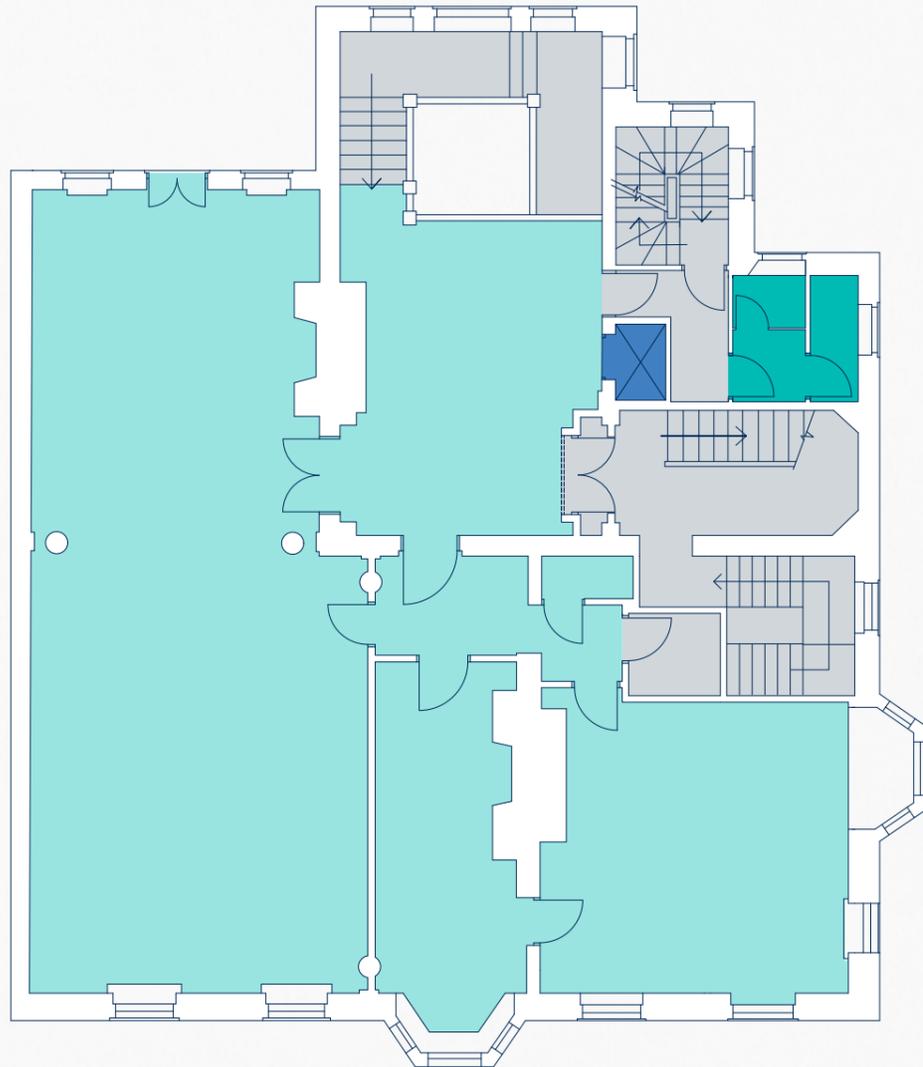
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

FIRST FLOOR

GIA 2,658 sq ft / 246.9 sq m

NIA 1,849 sq ft / 171.8 sq m



- Principal Rooms
- Lifts
- WCs
- Core

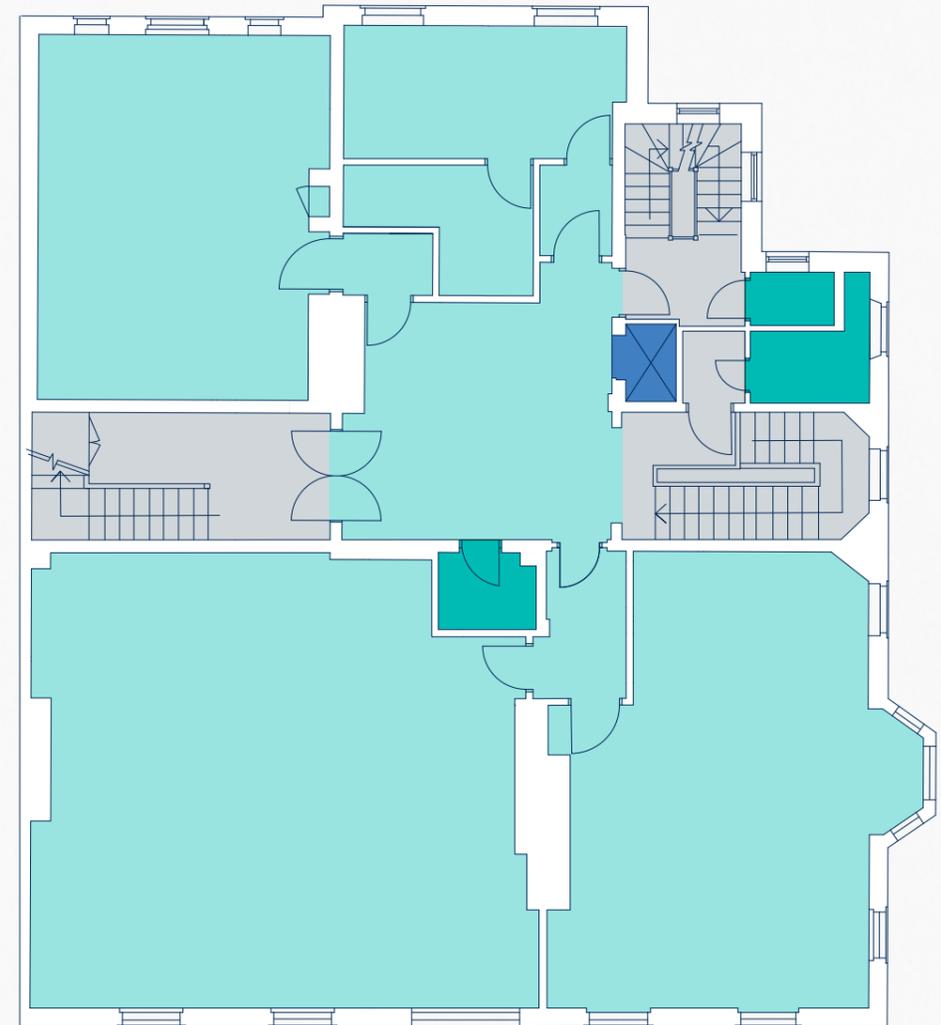
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

SECOND FLOOR

GIA 3,064 sq ft / 284.7 sq m

NIA 2,174 sq ft / 202 sq m



- Principal Rooms
- Lifts
- WCs
- Core

Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

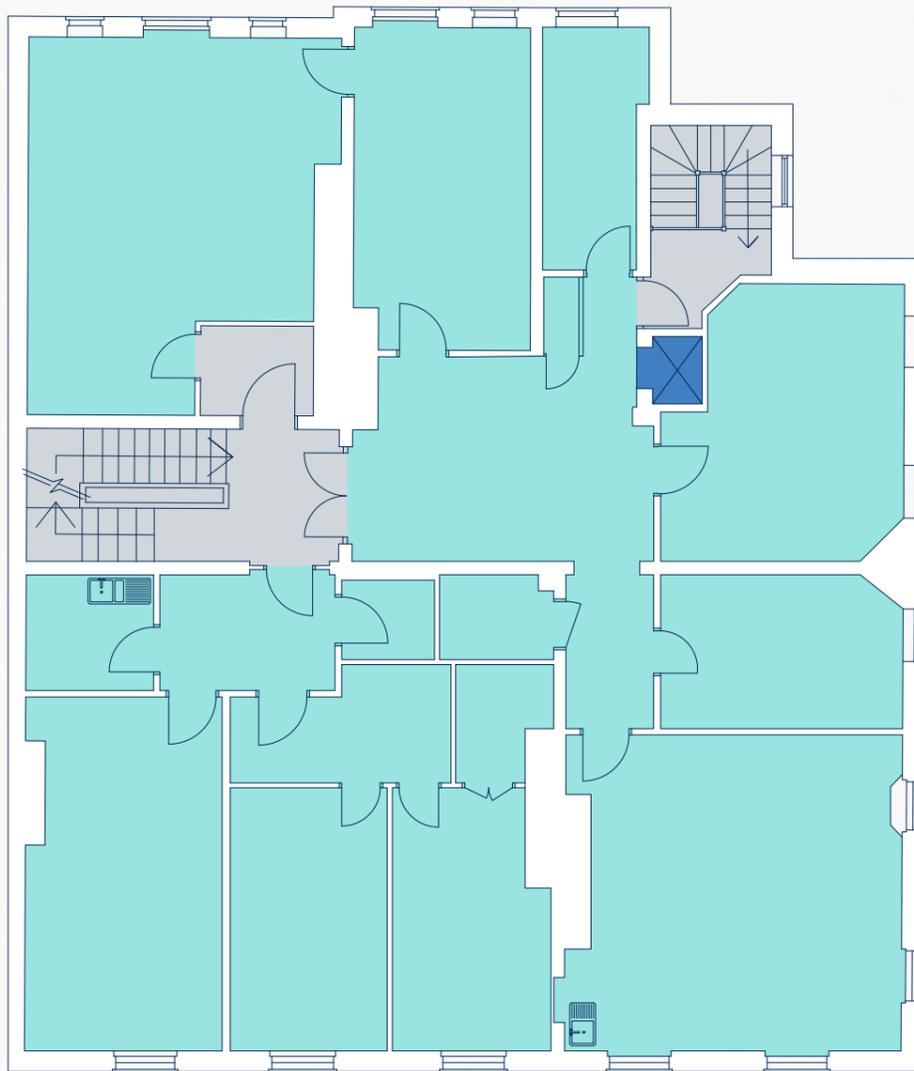
EMBANKMENT GARDENS

EMBANKMENT GARDENS

THIRD FLOOR

GIA 3,041 sq ft / 282.5 sq m

NIA 2,239 sq ft / 208 sq m



- Principal Rooms
- Lifts
- Core
- Storage

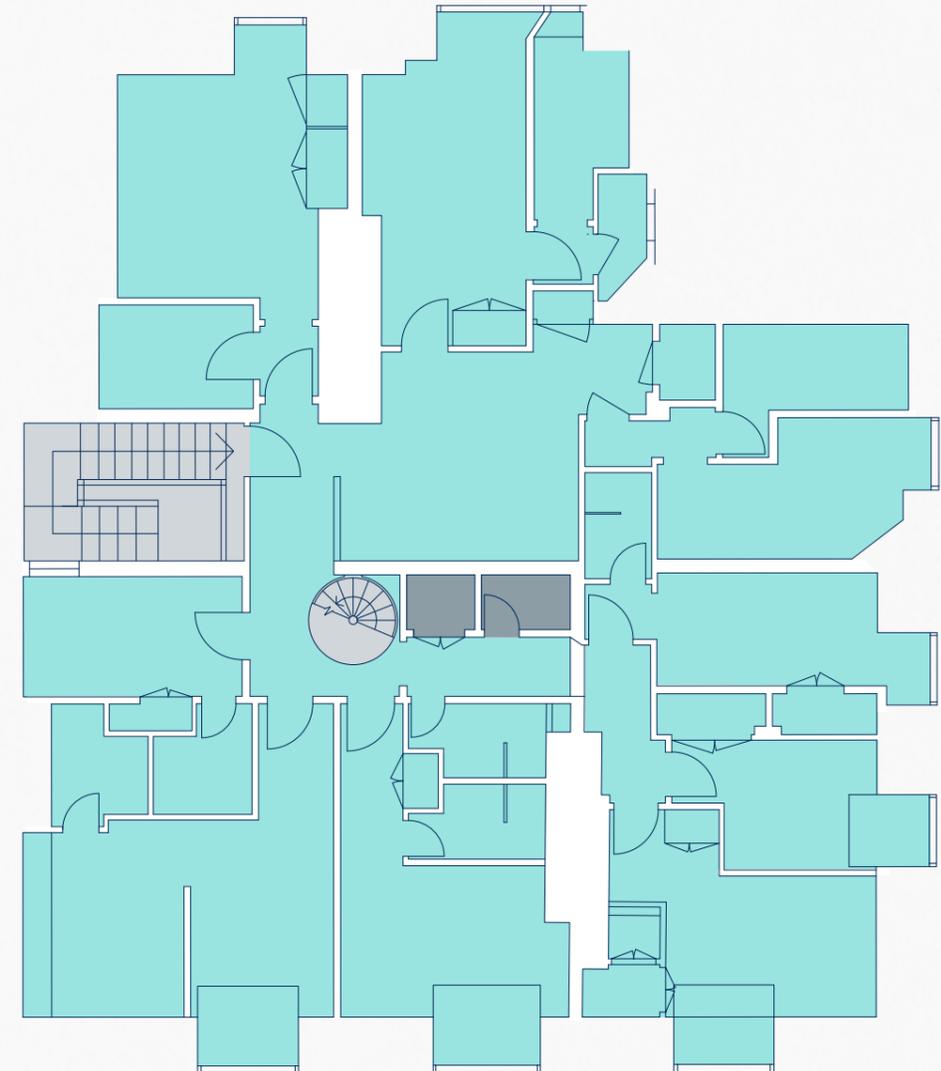
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

FOURTH FLOOR

GIA 2,268 sq ft / 210.7 sq m

NIA 1,286 sq ft / 119.5 sq m



- Principal Rooms
- Core
- Storage

Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

1 CHELSEA EMBANKMENT SCHEDULE OF AREAS

FLOOR	GIA SQ FT	GIA SQ M	NIA SQ FT	NIA SQ M
Roof Space	112	10.4	-	-
Fourth	2,268	210.7	1,286	119.5
Third	3,041	282.5	2,239	208
Second	3,064	284.7	2,174	202
First	2,658	246.9	1,849	171.8
Ground	2,947	273.8	1,912	177.6
Lower Ground	3,295	306.1	2,146	199.4
TOTAL	17,385	1,615.0	11,606	1078.3

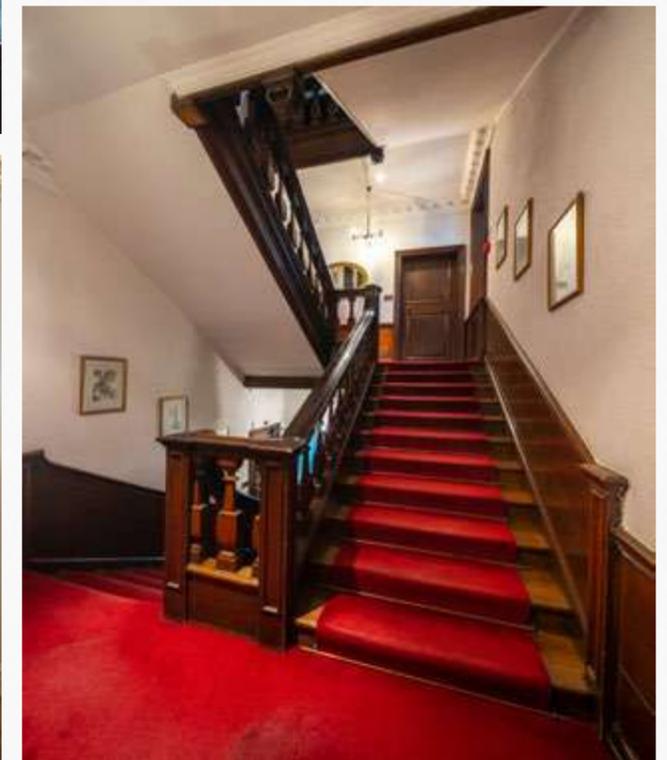


2 CHELSEA EMBANKMENT

2 Chelsea Embankment was originally built in the 1880s as a residential dwelling. It remained in private residential use until the late 1960s when it was converted to a hostel. The existing Sui Generis use is personal to the current owner. There is an impressive double height entrance hall and the building has been well maintained throughout.

- c. 12,623 sq ft GIA
- Grand entrance hall and atrium area
- Currently configured as a mixture of accommodation with shared facilities and some ancillary office space
- Internal passenger lift
- Period features
- LG service entrance
- Large rear roof terrace
- Impressive river and park views

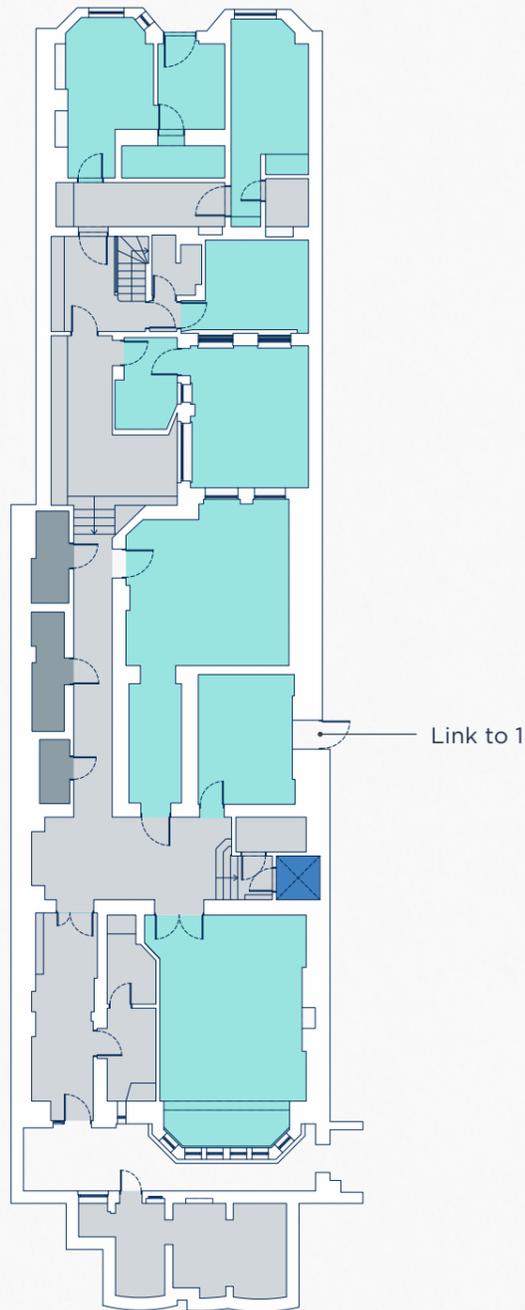




LOWER GROUND FLOOR

GIA 2,827 sq ft / 262.6 sq m

NIA 2,281 sq ft / 211.9 sq m



- Principal Rooms
- Lifts
- Core
- Storage

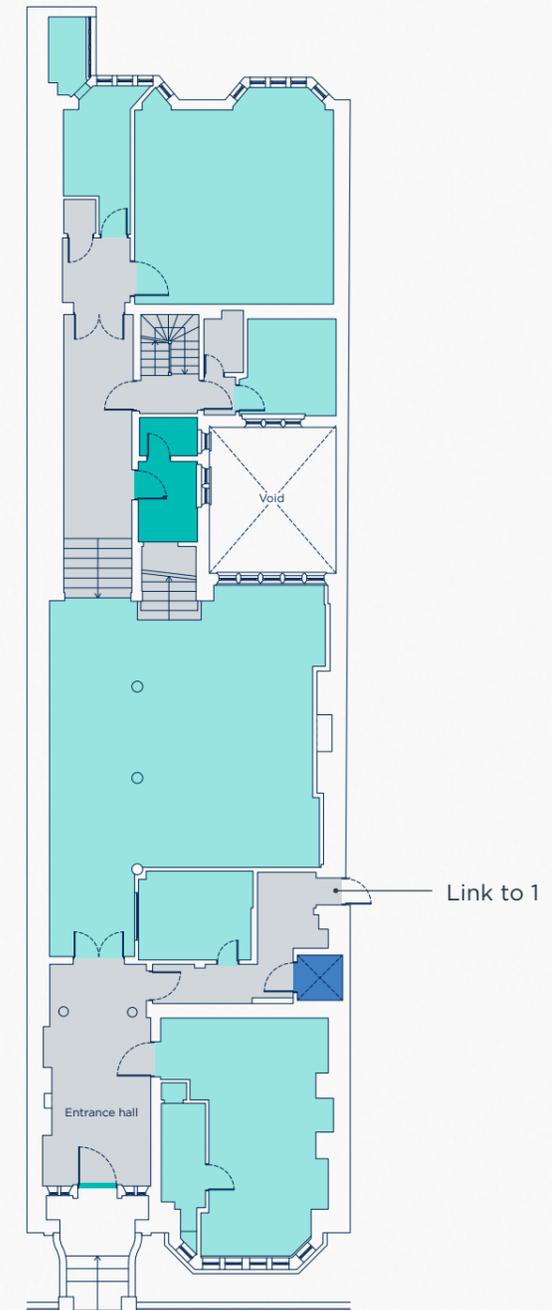
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

GROUND FLOOR

GIA 2,668 sq ft / 247.9 sq m

NIA 2,241 sq ft / 208.2 sq m



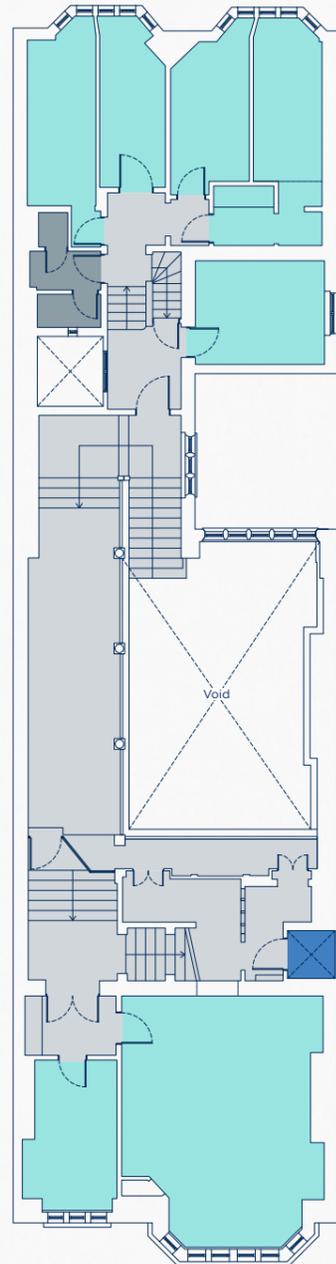
- Principal Rooms
- Lifts
- WCs
- Core

Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

FIRST FLOOR

GIA 2,643 sq ft / 245.5 sq m
 85 sq ft / 7.9 sq m (Mezzanine)
NIA 1,623 sq ft / 150.8 sq m



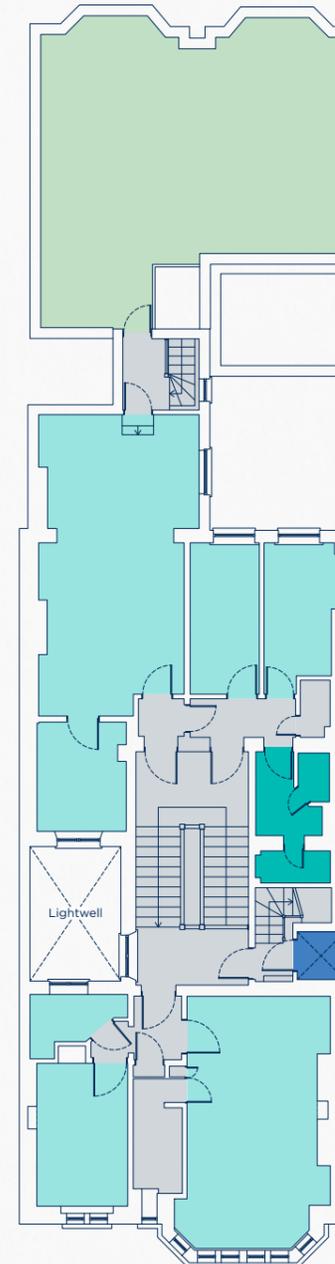
- Principal Rooms
- Lifts
- Core
- Storage

Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

SECOND FLOOR

GIA 1,691 sq ft / 157.1 sq m
 62 sq ft / 5.8 sq m (Mezzanine)
NIA 1,128 sq ft / 104.8 sq m
 17 sq ft / 1.6 sq m (Mezzanine)



- Principal Rooms
- Terrace
- WCs
- Lifts
- Core

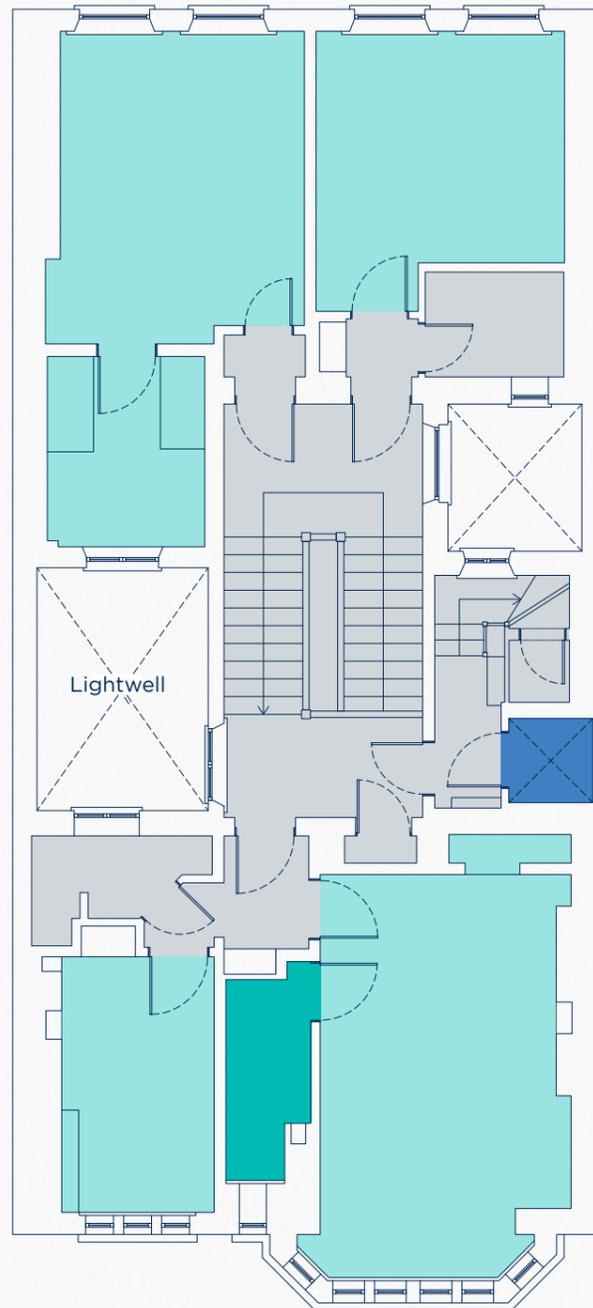
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

THIRD FLOOR

GIA 1,474 sq ft / 136.9 sq m

NIA 844 sq ft / 78.4 sq m



- Principal Rooms
- WCs
- Lifts
- Core

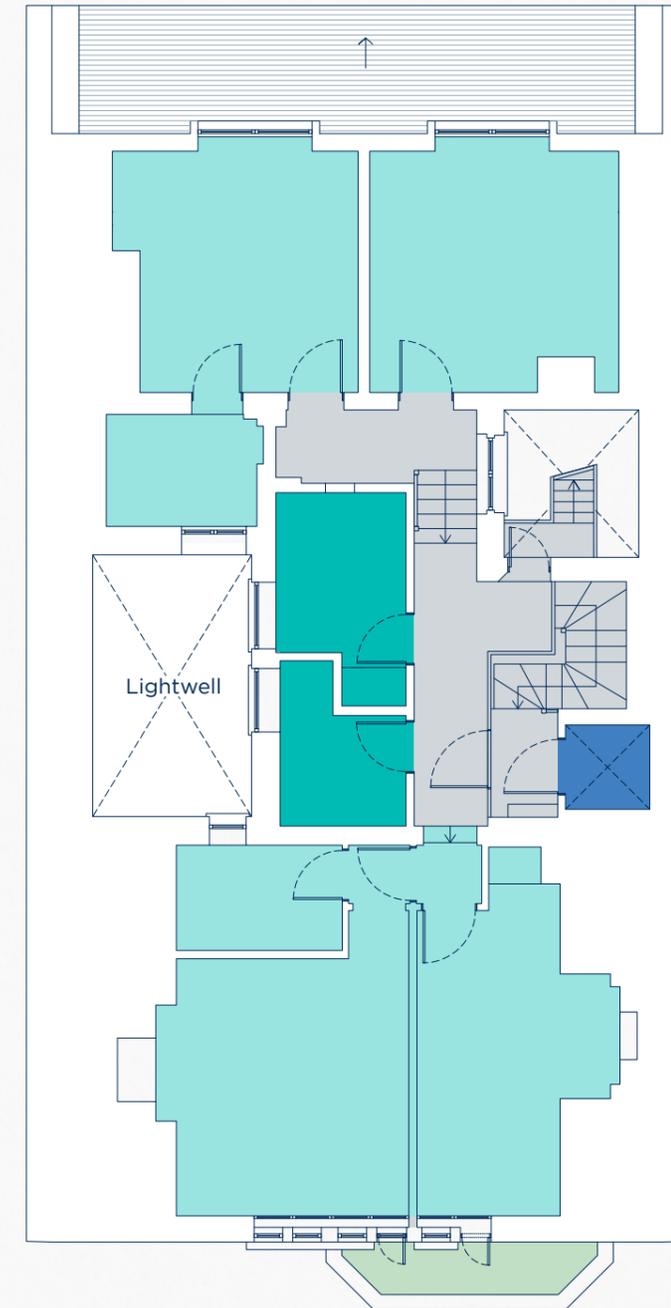
Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

FOURTH FLOOR

GIA 1,173 sq ft / 109 sq m

NIA 547 sq ft / 50.8 sq m



- Principal Rooms
- Balcony
- WCs
- Lifts
- Core

Plan for indicative purposes only (not to scale).

CHELSEA EMBANKMENT

2 CHELSEA EMBANKMENT SCHEDULE OF AREAS

FLOOR	GIA SQ FT	GIA SQ M	NIA SQ FT	NIA SQ M
Fourth	1,173	109	547	50.8
Third	1,474	136.9	844	78.4
Second (Mezzanine)	1,691 62	157.1 5.8	1,128 17	104.8 1.6
First (Mezzanine)	2,643 85	245.5 7.9	1,623 -	150.8 -
Ground	2,668	247.9	2,241	208.2
Lower Ground	2,827	262.6	2,281	211.9
TOTAL	12,623	1,173	8,681	806.5



TENURE

Shelley House, 1 Chelsea Embankment - Freehold.
Land Registry title number NGL161817.

Dawliffe Hall, 2 Chelsea Embankment - Freehold.
Land Registry title number LN8512.

Both buildings are available with full vacant possession
(a short sale and leaseback may be required on 2
Chelsea Embankment).

Key

- 1 Chelsea Embankment
- 2 Chelsea Embankment



FURTHER INFORMATION

PLANNING

1 Chelsea Embankment has a Certificate of Lawful Proposed Use for the building as an educational use (Use Class D1) ref: CL/18/02985, which was granted on 31st July 2018 (now Use Class F1). The previous school had a license with RBKC for up to 200 pupils.

2 Chelsea Embankment is a Sui Generis use (personal to the current owner). Currently the property configured as a mix of accommodation with shared facilities and some ancillary office space.

Both properties are Grade II listed and are within the Royal Hospital Conservation Area.

Potential for change of use and reconfiguration of both properties, subject to the necessary consents.

SERVICES

The properties are connected to all mains services, including electricity, gas, water and drainage.

DATA ROOM

Further information including planning, technical and legal documentation is available within the dedicated project data room: https://sites.savills.com/One_and_Two_Chelsea_Embankment/

METHOD OF SALE

The freehold of the properties are offered for sale either as a whole or as two separate lots.

The properties will be sold by way of informal tender (unless sold prior).

The Preferred Bidder will be required to provide the usual information to satisfy the AML requirements, once Heads of Terms are agreed.

The Vendor reserves the right not to accept the highest or any offer, and also reserves the right to withdraw the properties from sale or to vary the method of sale at any time without notice.

EPC

EPCs will be available in the data room.

VAT

The properties have not been elected for VAT.

VIEWINGS

Viewings are by appointment only via either Levy Real Estate or Savills.

CONTACT

For further information please contact the joint vendor agents:

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Made by Tayler Reid

