

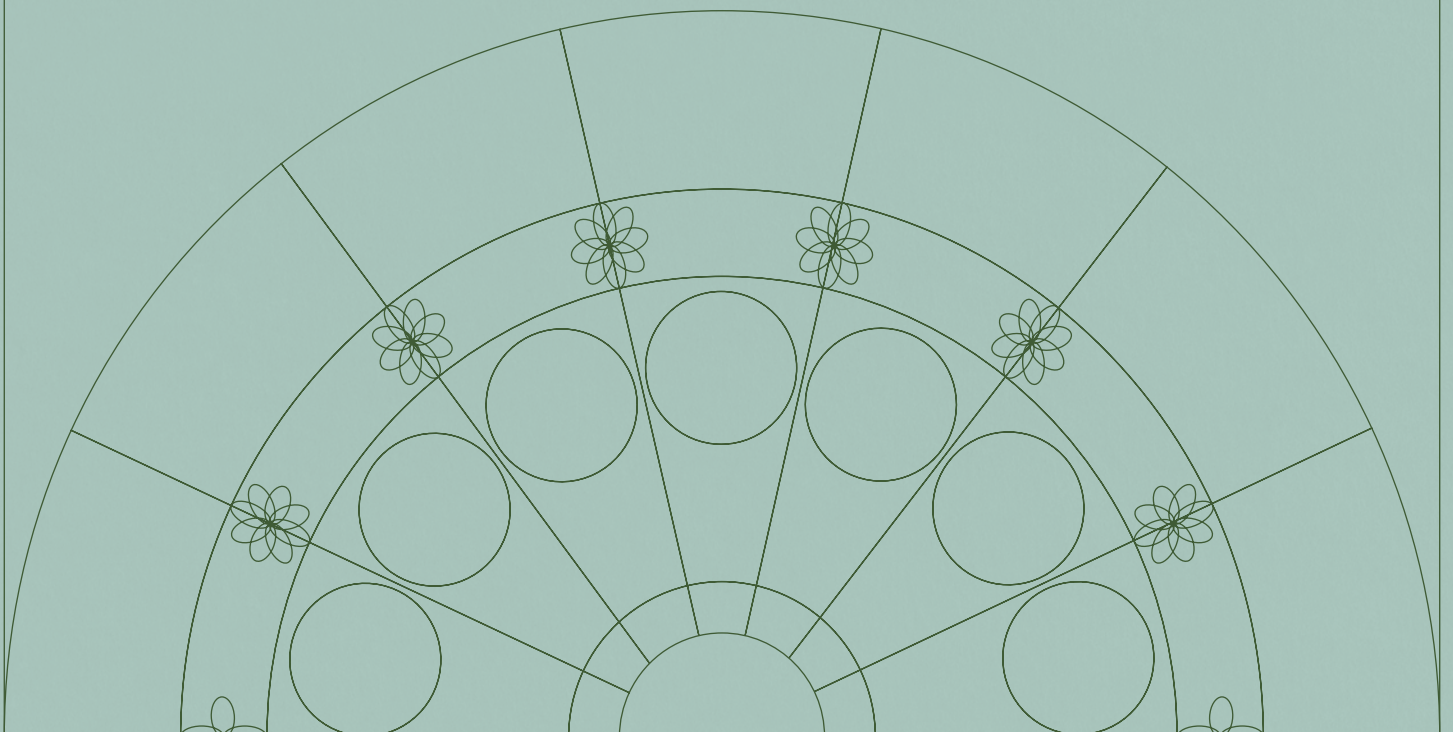
MARYLEBONE

LONDON W1

Nº 4 FITZHARDINGE STREET

ATTRACTIVE GRADE II LISTED
TOWN HOUSE OFFICE BUILDING

TO PURCHASE OR LEASE





EXECUTIVE SUMMARY

A rare opportunity to occupy an attractive Grade II listed townhouse situated between two garden squares in one of London's premier submarkets.

Exceptionally well located for transport, situated in close proximity to Bond Street and Baker Street Underground stations.

Positioned on the northern side of Fitzhardinge Street, which links Manchester Square to Portman Square.

Providing 5,973 sq ft of accommodation over lower ground, ground and four upper floors.

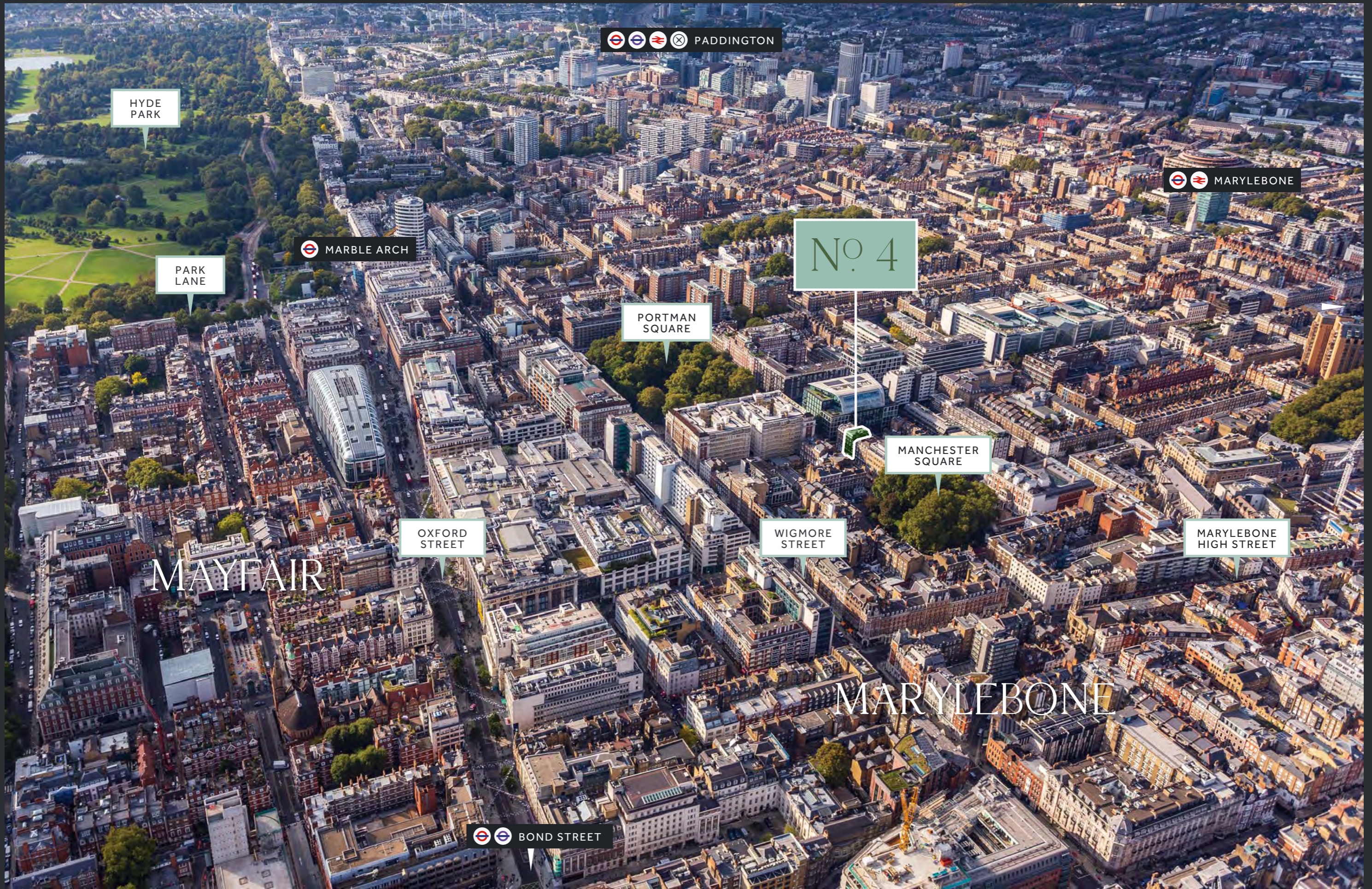
The property benefits from an interconnected mews building, providing garaging accessed via Baker's Mews and a private garden.

Marylebone is one of the most desirable locations in London's West End.

Leasehold expiring on the 29th September 2080 (c.55 years unexpired) geared to 15% of the rents receivable (current rent £37,000 per annum) reviewed every 5 years.

Offers are invited.





HYDE PARK

PADDINGTON

MARYLEBONE

MARBLE ARCH

No. 4

PARK LANE

PORTMAN SQUARE

MANCHESTER SQUARE

OXFORD STREET

WIGMORE STREET

MARYLEBONE HIGH STREET

MAYFAIR

BOND STREET

MARYLEBONE



MARYLEBONE

4 Fitzhardinge Street incorporating 4 Baker's Mews is located in Marylebone, one of London's most desirable and fashionable destinations which borders Regent's Park to the north, Fitzrovia to the east, Mayfair and Soho to the south and Paddington and Bayswater to the west.

The property is situated in a prominent position on the northern side of Fitzhardinge Street, equidistant between Portman Square and Manchester Square.

Marylebone is known for its elegant charm, independent boutiques, restaurants and hotels located on nearby Marylebone High Street, Wigmore Street, St Christopher's Place, and only minutes from Bond Street.



01.



02.



03.



04.



05.



06.



- 01. La Brasserie Milanese
- 02. Chilton Firehouse
- 03. Café Konditorei
- 04. Marylebone High Street
- 05. Bayley & Sage
- 06. Selfridges
- 07. St Christopher's Place

07.



GARDEN SQUARES

The property is situated midway between two of London's most attractive Garden Squares.

The Georgian era marked the inception of London's iconic garden squares. These open green spaces, nestled amidst the city's bustling urban landscape, stand as enduring symbols of London's historical evolution. Their development reflects the shifting architectural styles and societal trends over the centuries.

Development of Portman Square began in 1764, the largest square in the development, named after the family estate of Orchard Portman in Somerset. The square quickly rose to prominence, becoming one of London's most fashionable addresses. Portman Square retained its original 18th-century layout until the early 20th-century. However, the square underwent significant changes in the 1920s and 30s, with buildings on the south and east sides being rebuilt. Further damage occurred during World War II. The garden was reinstated by 1953, but its pathways were redesigned.

Manchester Square was laid out from 1766 on land belonging to the Portman Estate. Plans to develop a square on this site were first proposed during the final years of Queen Anne's reign, with the intention of naming it in her honour. However, her death delayed the project, with the square taking its name from the fourth Duke of Manchester, who secured the ground lease for much of the north side and commissioned the famed architect Robert Adam and others to develop the area.



Manchester Square



OCCUPIERS & AMENITY



Not to scale, indicative only

Occupiers

- 1 Coca Cola
- 2 AIMCo
- 3 Hayfin Capital Management LLP
- 4 KKR
- 5 PIMCO
- 6 The Portman Estate
- 7 Aramco Overseas Company
- 8 Lazard
- 9 Boldhaven Management LLP
- 10 Glencore
- 11 Invesco
- 12 Forsters LLP
- 13 BDO

Hotels

- 1 The Langham
- 2 Claridge's
- 3 Nobu
- 4 The Chancery Rosewood
- 5 The Beaumont
- 6 The BoTree Hotel
- 7 The Zetter Townhouse
- 8 Radisson Blu
- 9 The Marylebone
- 10 Mandeville Hotel
- 11 The Churchill
- 12 London Marriott Hotel Park Lane
- 13 The Twenty Two

Food & Beverage

- 1 Locanda Locatelli
- 2 Chiltern Firehouse
- 3 Roka Mayfair
- 4 Le Vieux Comptoir
- 5 Harry's Bar
- 6 Trishna
- 7 The Coach Makers Arms
- 8 Jikoni
- 9 Clarette
- 10 Purl London
- 11 The Ivy Café
- 12 Lina Stores
- 13 2 Veneti

Shopping

- 1 Selfridges
- 2 Luca Faloni
- 3 Chanel
- 4 Aston Martin London
- 5 John Lewis
- 6 Swarovski
- 7 Adidas
- 8 Ba&sh
- 9 RIXO
- 10 Brora
- 11 Bayley & Sage
- 12 Lululemon
- 13 Maison Diptyque

Points of Interest

- 1 The Wallace Collection
- 2 Hyde Park
- 3 Regent's Park
- 4 Wigmore Hall

Health and Fitness

- 1 Psyche
- 2 Thirdspace
- 3 BXR
- 4 Kobox



THE MARYLEBONE LIFESTYLE

Nestled in the heart of London's West End, Marylebone is synonymous for its attractive streets, chic boutique shops, and first-rate eateries. It's easy to see why it is favoured by professionals, residents, and visitors alike.

Whether you're exploring the extensive range of world-class shopping on Marylebone High Street, taking a leisurely stroll through one of the nearby Royal Parks, or looking for a delicious meal at one of the many local restaurants, Marylebone offers it all within a charming, village-like setting.

This unique neighbourhood seamlessly combines the convenience of easy walking distances with a lively mix of activities, making it a highly sought after destination.



01.



02.



03.



04.



05.



- 01. Marylebone High Street
- 02. Regent's Park
- 03. The Botree, Marylebone Lane
- 04. Orrery
- 05. The Coach Makers Arms
- 06. The Wallace Collection

06.

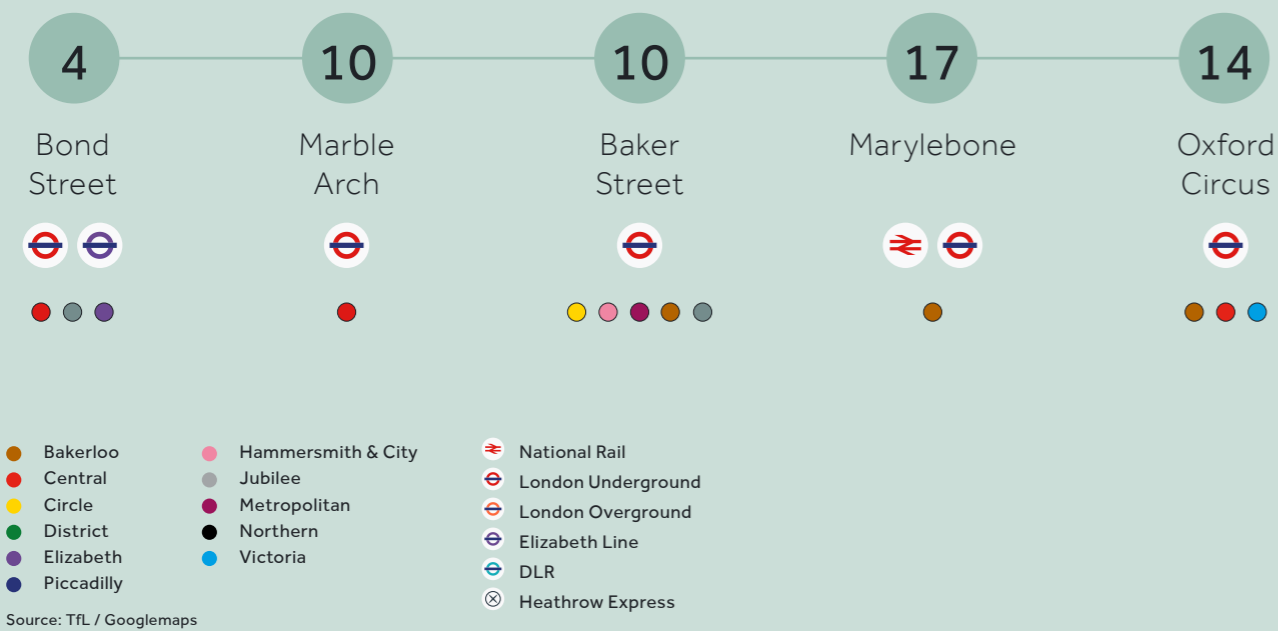


CONNECTIVITY

4 Fitzhardinge Street and 4 Baker's Mews benefit from unrivalled connectivity.

The property sits conveniently between a range of Underground stations including Bond Street (Elizabeth Line, Central and Jubilee Lines) and Baker Street (Bakerloo, Circle, Hammersmith & City, Jubilee, and Metropolitan Lines). These stations are both within a short walking distance, offering unparalleled connectivity throughout London and to major transport hubs.

KEY WALK TIMES FROM THE PROPERTY (MINS)

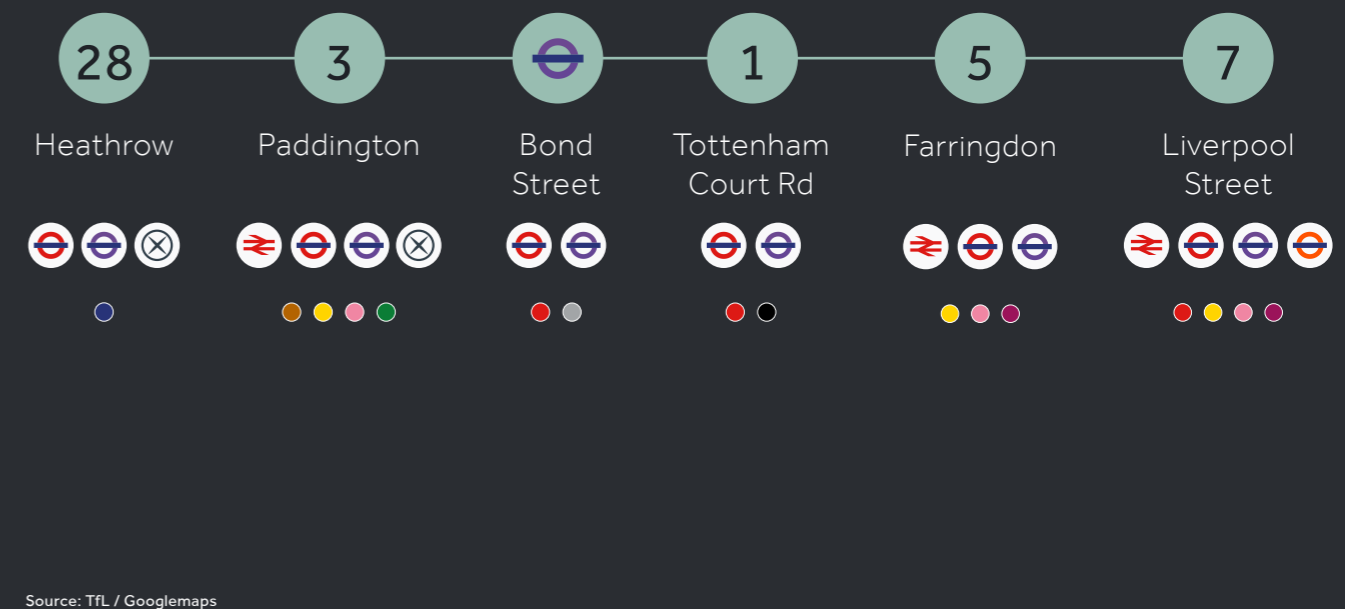


ELIZABETH LINE

The Bond Street Elizabeth Line station serves as a crucial transport interchange in London's West End.

It provides significant business advantages to nearby occupants and has proved to be a catalyst for a number of high-profile developments in Marylebone. The Elizabeth Line station at Bond Street provides rapid and transformative connections throughout London and beyond. It links Heathrow Airport, Paddington, the West End, the City, and Canary Wharf.

ELIZABETH LINE FROM BOND STREET (MINS)





DESCRIPTION

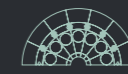
4 Fitzhardinge Street and 4 Baker's Mews represent a unique opportunity to occupy a prime Grade II listed, mid-terraced town house office building arranged over lower ground, ground and four upper floors, together with an interconnected two-storey mews building fronting Baker's Mews to the rear.

4 Fitzhardinge Street is of brick construction with timber floors and sash windows throughout. Internally, the building provides generous floor to ceiling heights and benefits from excellent natural light. The building retains many of the original period features such as fireplaces, cornices and door surrounds.

4 Baker's Mews is of similar construction and additionally provides a large garage capable of housing at least two large cars.

The building also benefits from a well-maintained private garden.





SPECIFICATION



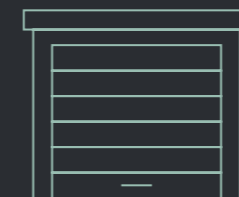
Attractive townhouse



Private terrace



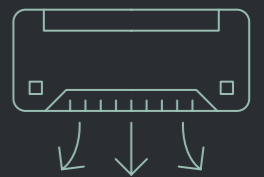
Impressive reception



Two private garages



Characterful period features



VRV air-conditioning



Abundance of natural light



Generous ceiling heights



Showers



ACCOMMODATION

The building comprises the following net internal areas:

Floor	Sq m	Sq ft
Fourth	64.6	695
Third	77.9	839
Second	67.3	724
First	76.2	820
Ground	126.0	1,356
Lower Ground	96.1	1,034
Garage	46.9	505
Total	555.0	5,973



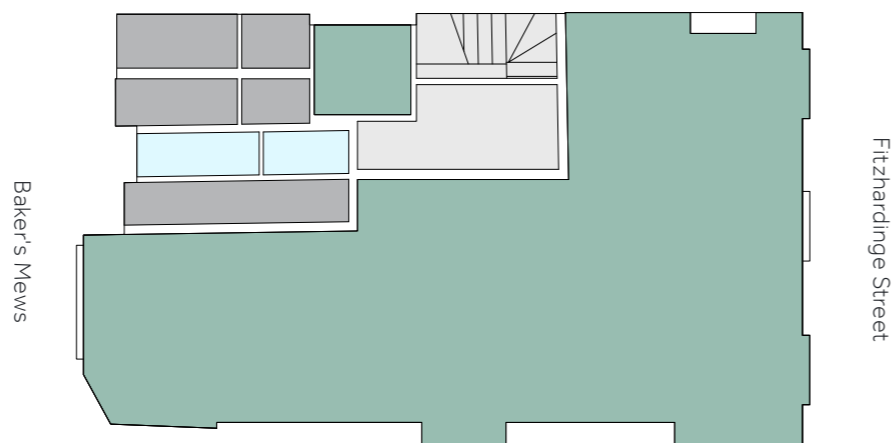




FLOOR PLANS

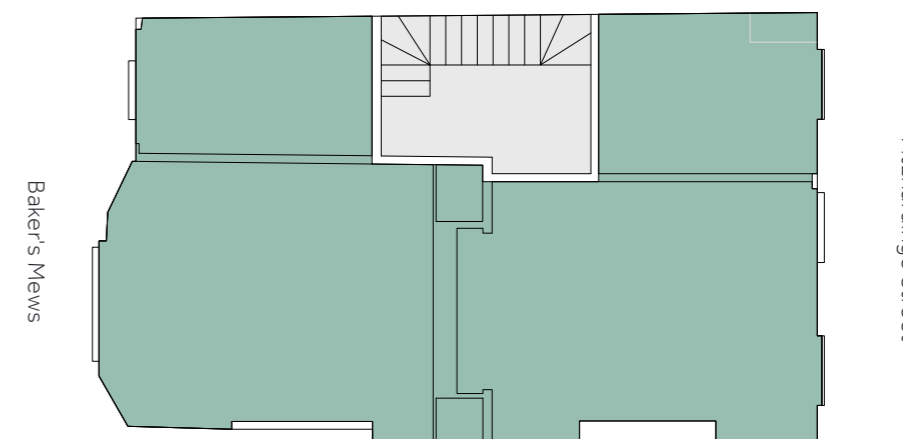
FOURTH FLOOR

64.6 SQ M
695 SQ FT



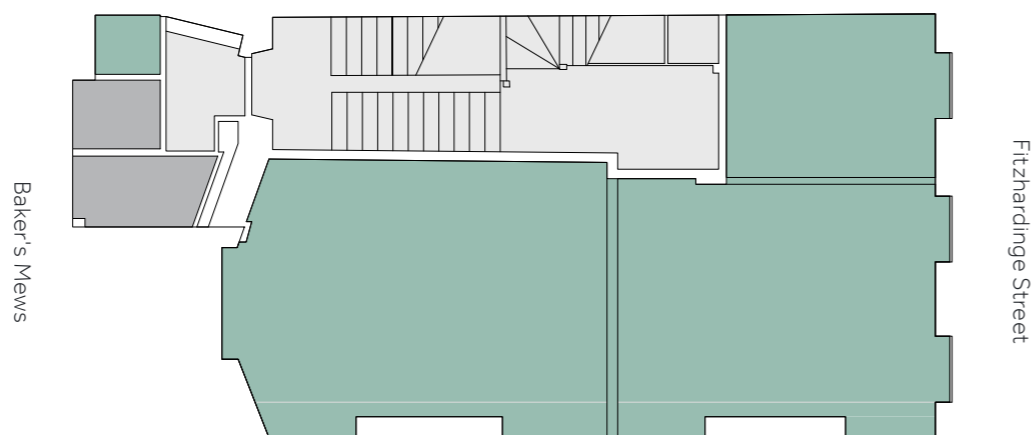
THIRD FLOOR

77.9 SQ M
839 SQ FT



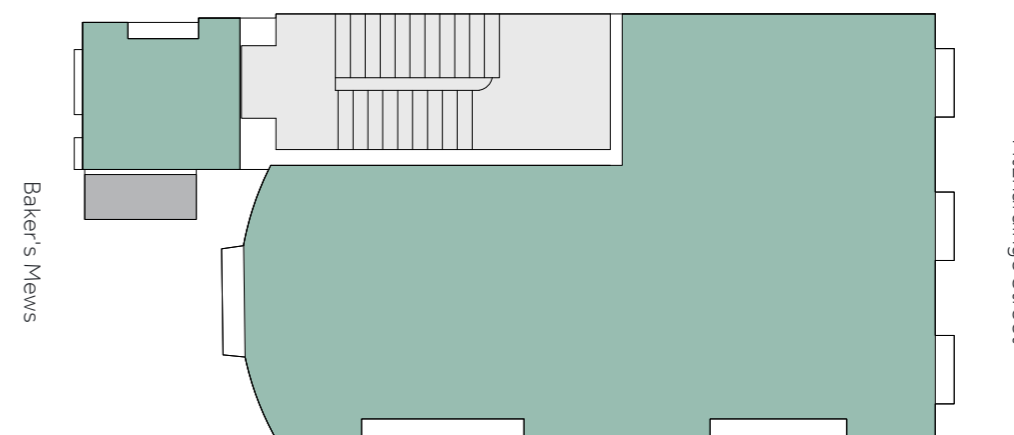
SECOND FLOOR

67.3 SQ M
724 SQ FT



FIRST FLOOR

76.2 SQ M
820 SQ FT



KEY

- Floor
- Core
- WCs
- Shower



Plans indicative only not to scale

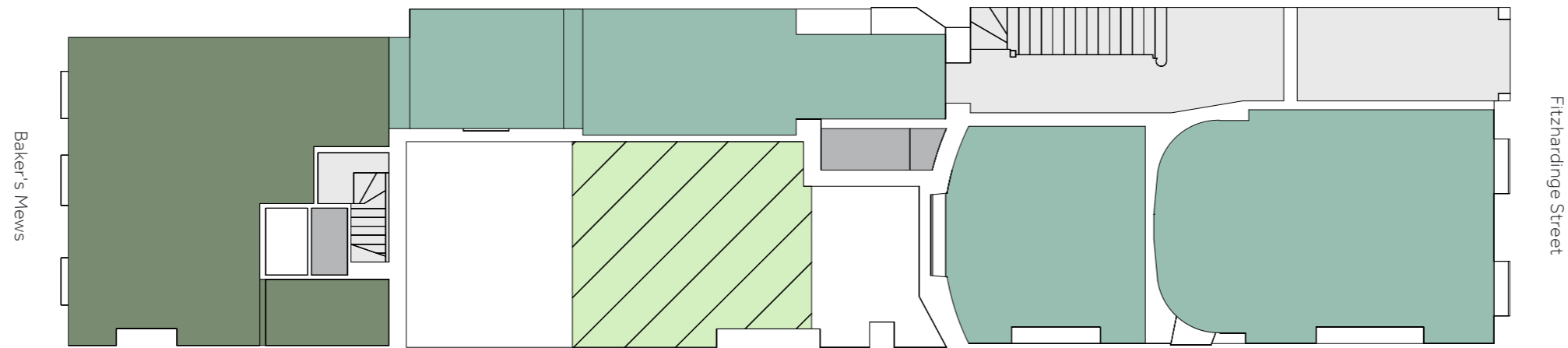


FLOOR PLANS

GROUND FLOOR

126.0 SQ M
1,356 SQ FT

Terrace
22.8 SQ M
245 SQ FT



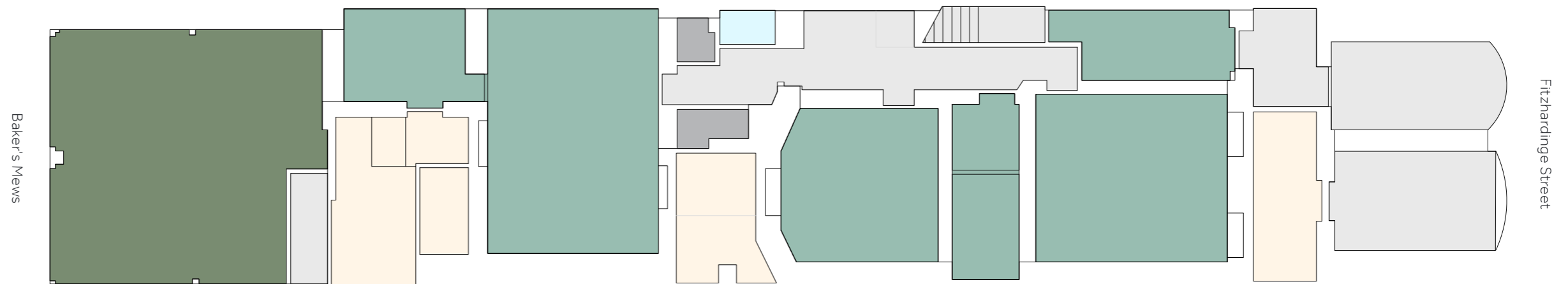
LOWER GROUND

96.1 SQ M
1,034 SQ FT

Garage
46.9 SQ M
505 SQ FT

Garage (at ground
floor level to
Baker's Mews)

Stores
28.3 SQ M
305 SQ FT



KEY

■ 4 Fitzhardinge Street ■ 4 Baker's Mews ■ Core ■ Terrace ■ Open Space ■ WCs ■ Shower



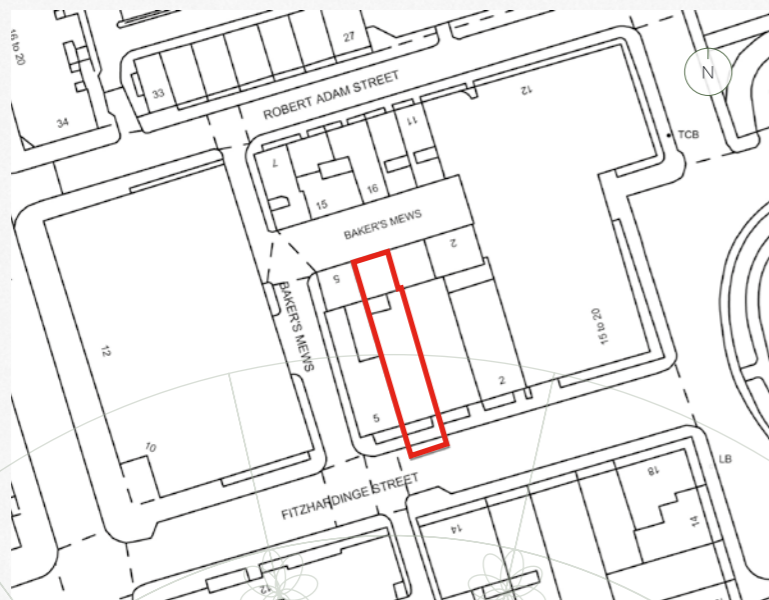
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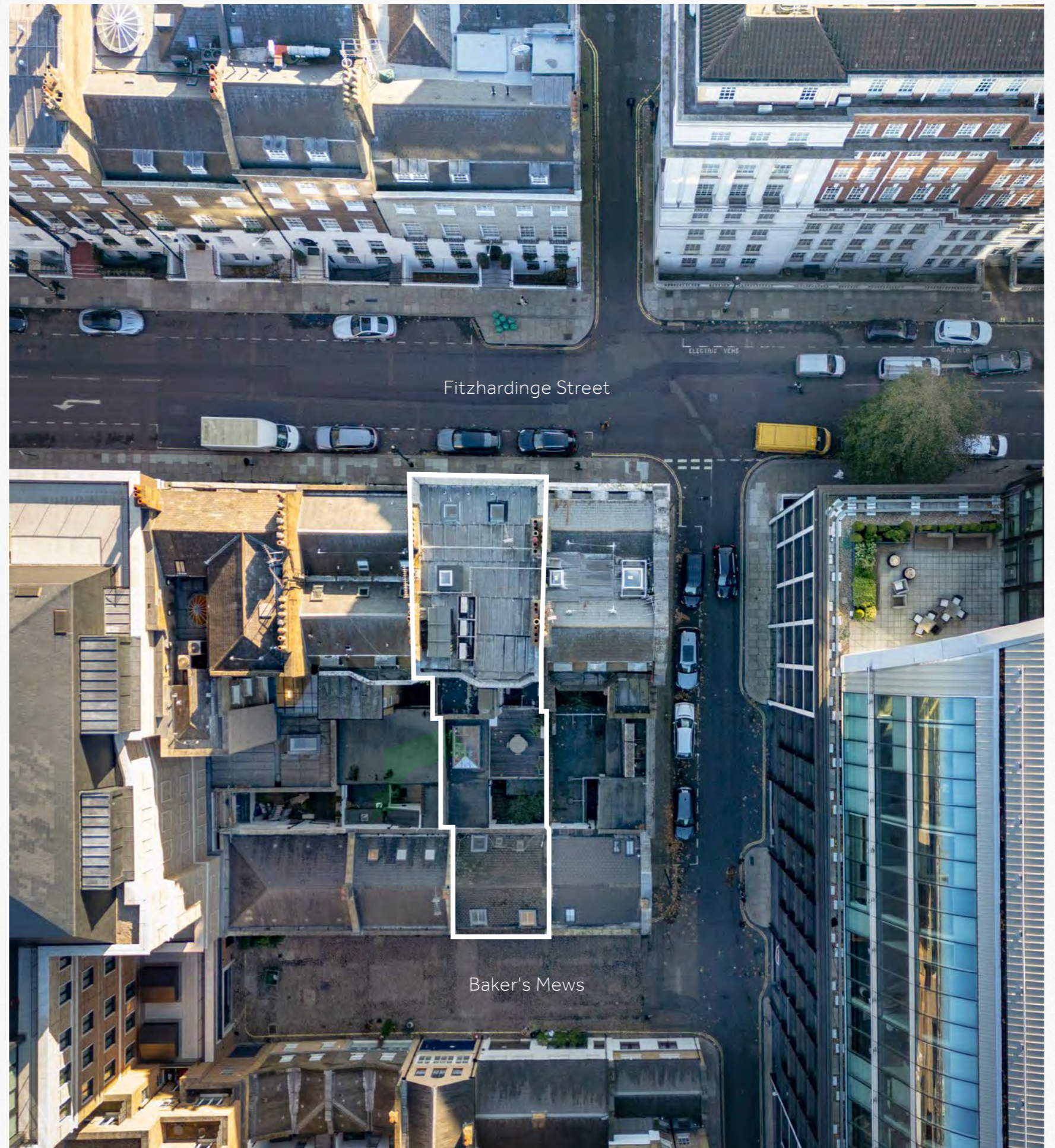
TENURE

The property is held Long Leasehold from the Trustees of Settlement Three (The Portman Estate) for a term of 95.5 years from 25th March 1985 at a current rent of £37,000 per annum (c.55 years unexpired). Subject to a gearing of 15% of rents receivable, reviewed 5 yearly.

The property is held Leasehold under title number NGL583850.



Indicative only not to scale



Fitzhardinge Street

Baker's Mews





IN SUMMARY

Characterful Grade II listed town house interconnected with its original mews building.

Excellent connectivity, situated in close proximity to Bond Street and Baker Street stations.

Fantastic prime central London location, in the heart of Marylebone.

Situated between two garden squares, and only a short walk from both Regent's Park and Hyde Park.



FURTHER INFORMATION

VAT

The Property is elected for VAT.

AML

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

EPC

A copy of the Energy Performance Certificates (EPC) are available upon request.

Planning

The building is Grade II listed and is part of the Portman Estate Conservation area.

Proposal

Offers are invited.

Contact

For further information or to arrange an inspection of the property, which must be undertaken strictly by appointment, please contact the sole agents:

Peter Dewar

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E peter@coh.eu

Nick Sinclair

M 07970 511 730
E nick@coh.eu

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