



# ELEVEN BUCKINGHAM STREET

LONDON WC2

RARE FREEHOLD TOWNHOUSE OPPORTUNITY





## INVESTMENT SUMMARY

Freehold.

—  
Prime Covent Garden location, situated just off the Strand.

—  
Exceptionally well connected, less than a 2-minute walk from  
Charring Cross and Embankment stations.

—  
Original surviving Grade II\* listed terraced townhouse  
dating back to 1675.

—  
Currently comprising 6,574 sq ft NIA (9,676 sq ft GIA) of  
Class E accommodation arranged over lower ground, ground,  
and four upper floors.

—  
Immaculately restored with stunning period features throughout  
and recently upgraded to provide best-in-class, Grade A offices.

—  
Subject to a leaseback to the Vendor,  
with terms to be mutually agreed.

—  
Suitable for owner occupiers, investors and developers.

—  
Potential for alternative uses, subject to obtaining relevant consents.

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Offers invited in excess of £8,000,000 for the freehold  
interest, reflecting a capital value of £1,216 per sq. ft. on the  
NIA and £827 per sq. ft. on the GIA.



ST JAMES'S  
PARK

BUCKINGHAM  
PALACE

GREEN  
PARK

ADMIRALITY  
ARCH

HYDE PARK

LEICESTER  
SQUARE

COVENT  
GARDEN



HUNGERFORD  
BRIDGE

HORSE GUARDS  
PARADE

CHARING CROSS

EMBANKMENT

TRAFALGAR  
SQUARE

VICTORIA  
EMBANKMENT  
GARDENS

THE ADELPHI

THE SAVOY

WATERLOO  
BRIDGE



## A UNIQUE COVENT GARDEN RIVERSIDE LOCATION

Buckingham Street occupies a prominent position off the Strand, running parallel to Charing Cross Station on Villiers Street, and backing onto Victoria Embankment Gardens overlooking the River Thames.

The cul-de-sac was previously part of a chain of aristocratic palaces along the Strand fronting the Thames, marked by the Grade I Listed York Water Gate in Embankment Gardens which boundaries the end of the street.

The street is steeped in history, with all but two properties afforded Listed status, including the neighbouring Grade I Listed 12 Buckingham Street.

11 Buckingham Street is within a five-minute walk of the renowned Covent Garden Piazza and the surrounding commercial hub of Long Acre, Bedford Street and James Street. Global office occupiers and retail brands abut fashion boutiques and the latest restaurants.





# CONNECTIVITY ON YOUR DOORSTEP

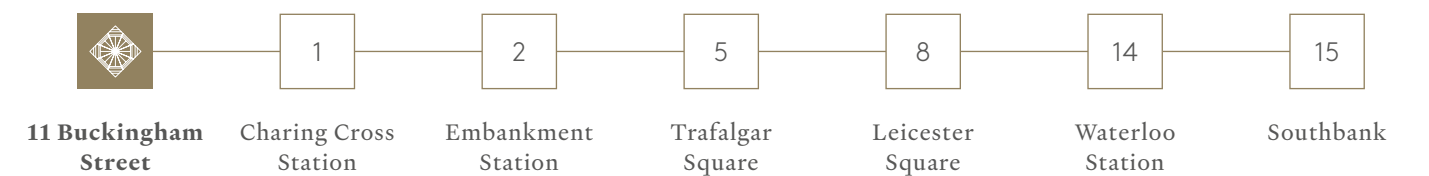
Running parallel to the Charing Cross entrance to Villiers Street and within a five-minute walk of five London Underground Lines, 11 Buckingham Street offers exceptional connectivity across via Train, Road, Underground and River.



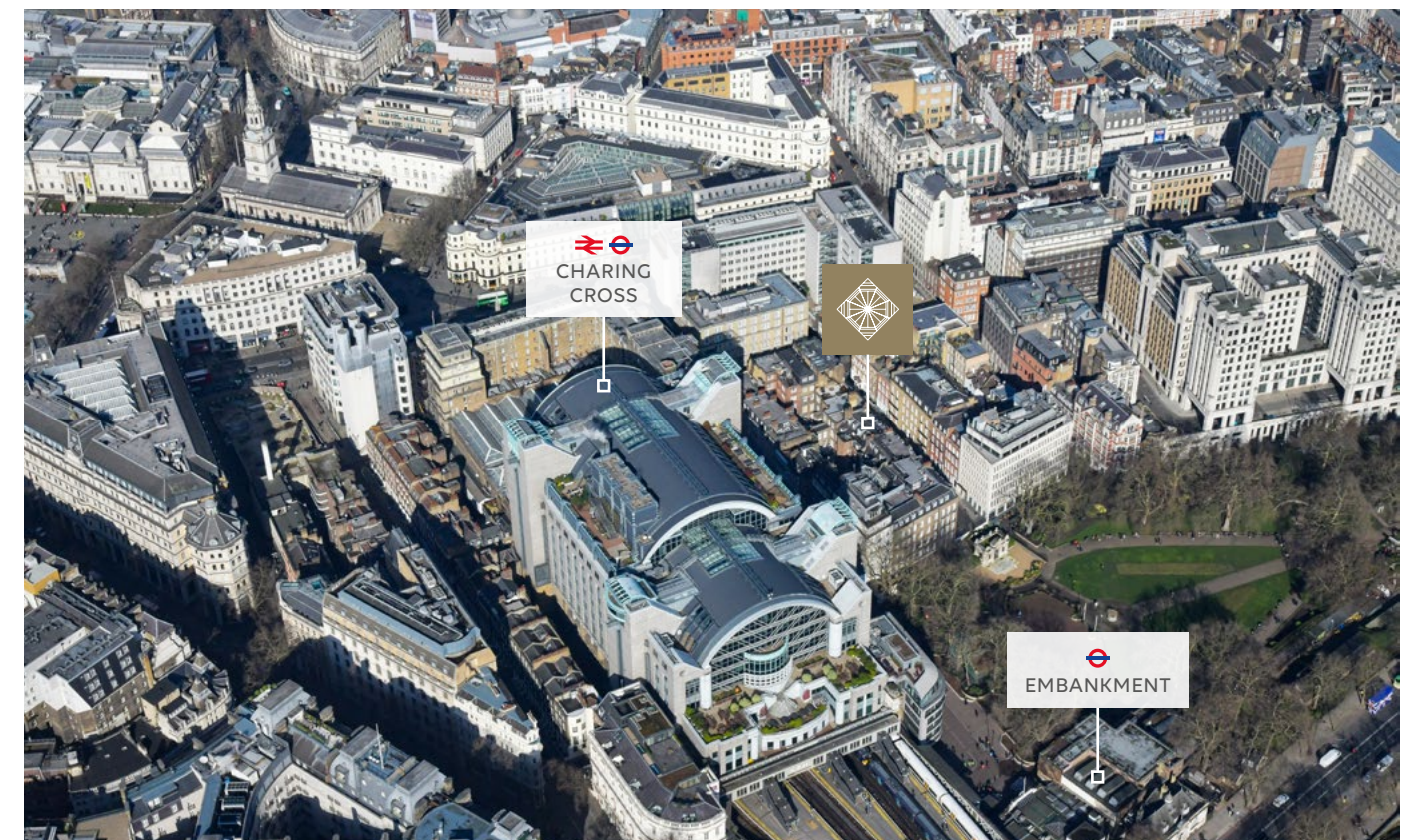
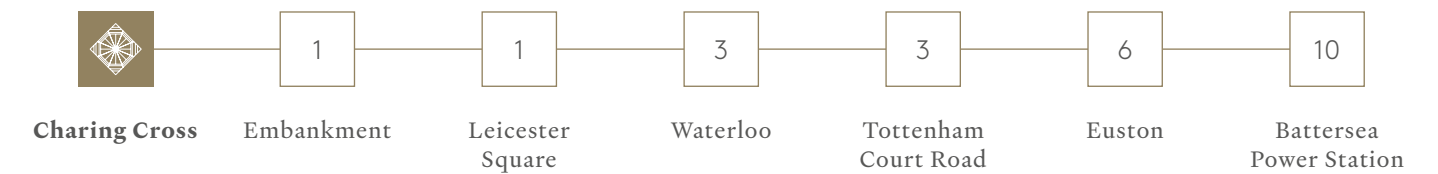
Times from Embankment in brackets

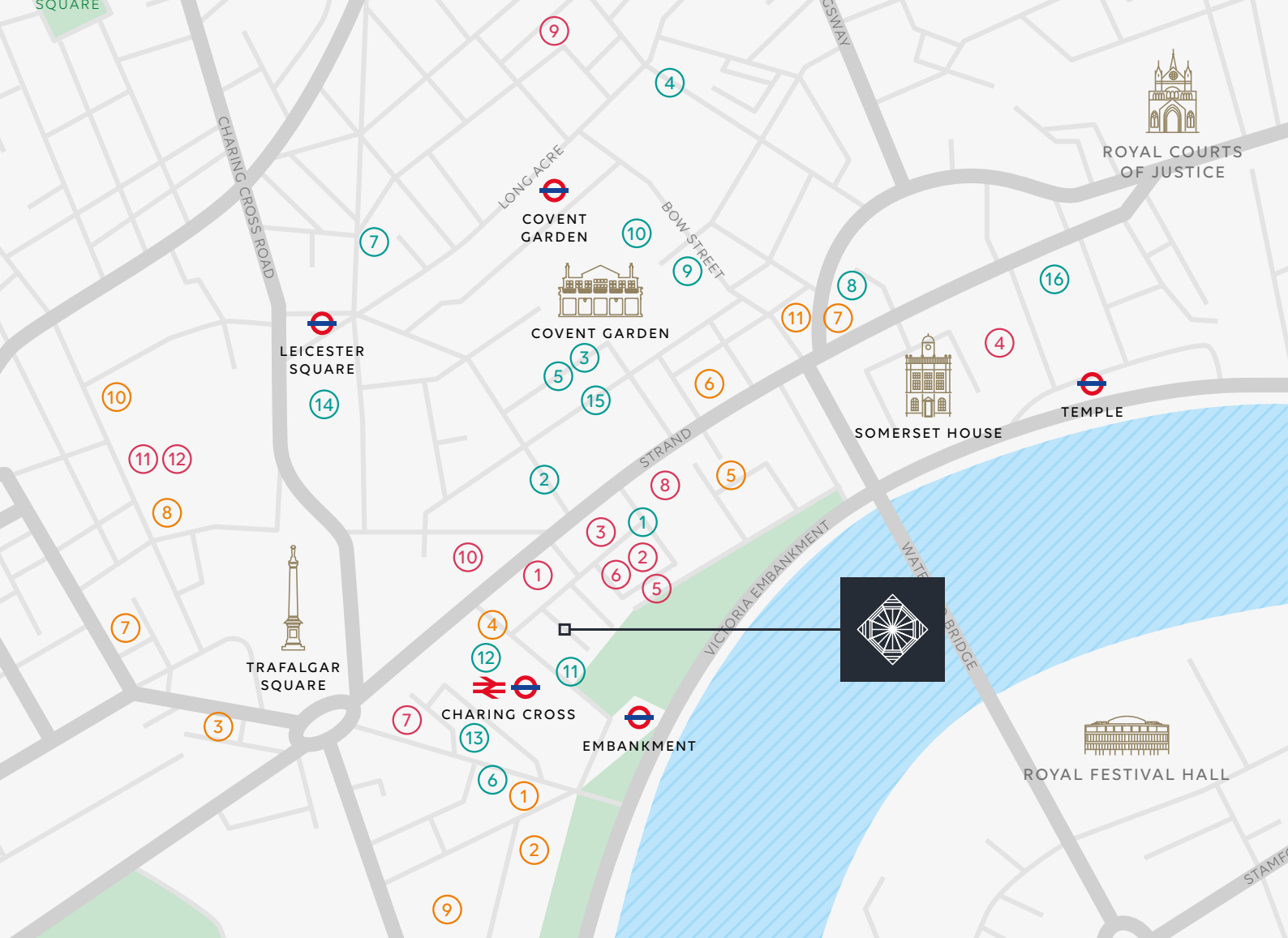


## WALKING DISTANCES (MINS)



## NORTHERN LINE FROM CHARING CROSS (MINS)





## A WORLD CLASS DESTINATION

### KEY OCCUPIERS

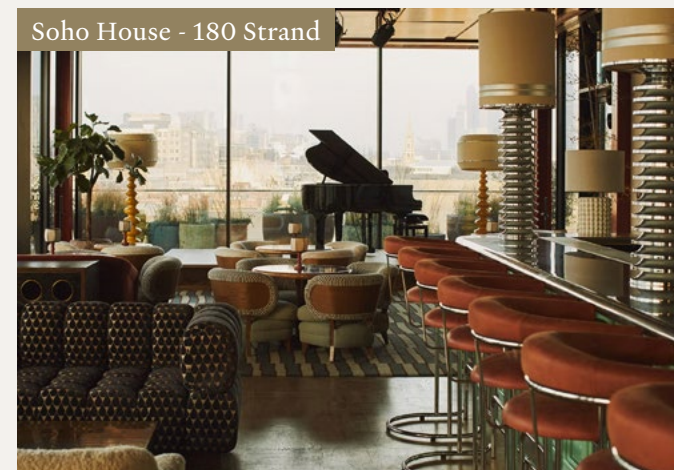
- 1 Bain & Company
- 2 The Economist
- 3 Royal Society of Arts
- 4 Kings College London
- 5 Spotify UK
- 6 Conde Nast
- 7 PGIM
- 8 Samsung
- 9 Global Media & Entertainment
- 10 Coutts & Co
- 11 Hearst UK
- 12 NFL Foundation

### RESTAURANTS & BARS

- 1 Smith & Wollensky
- 2 Mr Fogg's Society of Exploration
- 3 Din Tai Fung
- 4 Barrafinia
- 5 Sticks n Sushi
- 6 Kerridges
- 7 Dishoom
- 8 Radio Rooftop
- 9 Balthazar
- 10 Sushi Samba
- 11 Gordon's Wine Bar
- 12 The Ship and Shovell
- 13 Sherlock Holmes
- 14 J Sheekey
- 15 Benihana
- 16 Soho House

### HOTELS

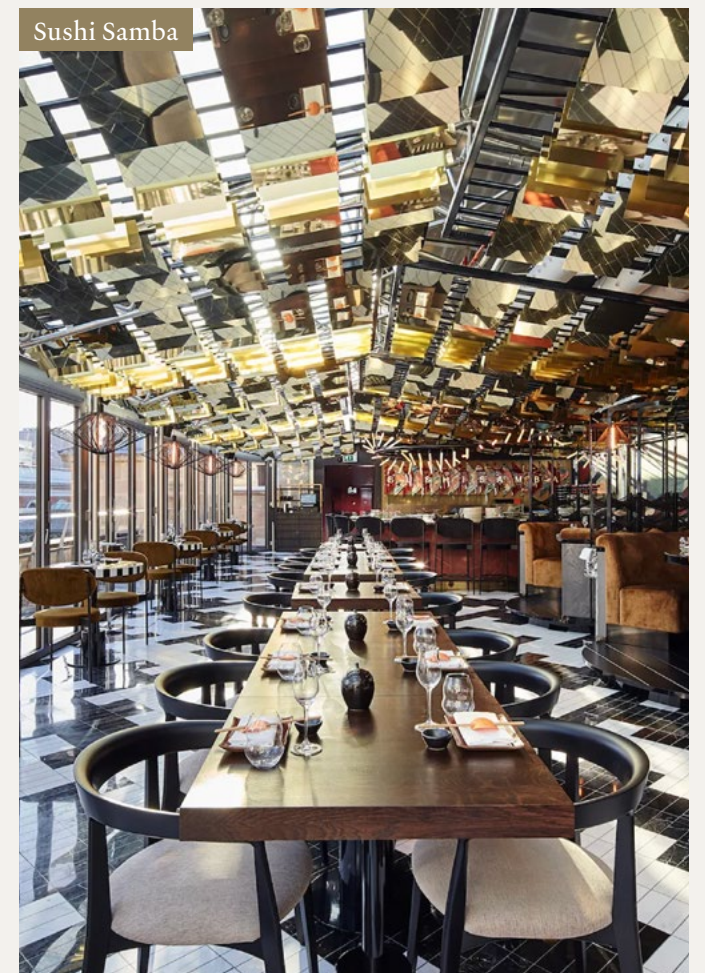
- 1 Corinthia
- 2 The Royal Horseguards Hotel
- 3 The Trafalgar
- 4 The Clermont
- 5 The Savoy
- 6 Strand Palace
- 7 Haymarket Hotel
- 8 The Londoner
- 9 Raffles London at the OWO
- 10 W London
- 11 One Aldwych



Soho House - 180 Strand



Benihana



Sushi Samba



Savoy



## LOCATION HISTORY

BUCKINGHAM STREET WAS ORIGINALLY LAID OUT IN THE LATE 17TH CENTURY ON THE SITE OF YORK HOUSE, ONE OF THE MANY ARISTOCRATIC PALACES THAT LINED THE STRAND AND STRETCHED DOWN TO THE RIVER THAMES.



The York Water Gate in the Victoria Embankment Gardens, framing the south end of Buckingham Street, is now the sole surviving relic of the great houses of the medieval and Renaissance periods.

All but two properties on Buckingham Street are important heritage assets from the 1600s, and the street remains one of London's best preserved 17th Century mansion streets.



## THE PROPERTY

Comprising a Grade II\* Listed townhouse originally constructed in 1675 and developed by Nicholas Barbon on the site of York House, a once vast aristocratic palace survived by the Watergate on Embankment Gardens.

A wide, white stucco fronted building with a six-window frontage to Buckingham Street and substantial fenestration at the rear, the property benefits from well apportioned accommodation, with substantial natural light and ceiling heights of up to 4 metres.

Substantial modernisation to the interior has elevated the building to a contemporary Grade A office space with a retained charm from its original heritage features.



### SUMMARY SPECIFICATION



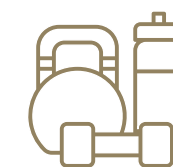
**Passenger Lift**



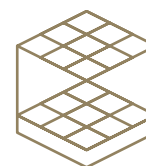
**Air Conditioning**



**Bicycle Storage**



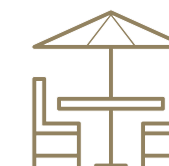
**Gym**



**Excellent Floor to Ceiling Heights**



**Showers**



**Roof Terrace**



**Retained Heritage Features**

EXCELLENT LEVELS OF NATURAL  
LIGHT THROUGHOUT



UNIQUE BLEND OF CONTEMPORARY  
OFFICES AND RETAINED  
HERITAGE FEATURES



SUBSTANTIAL SOUTH-WEST  
FACING ROOF TERRACE





# SCHEDULE OF AREAS

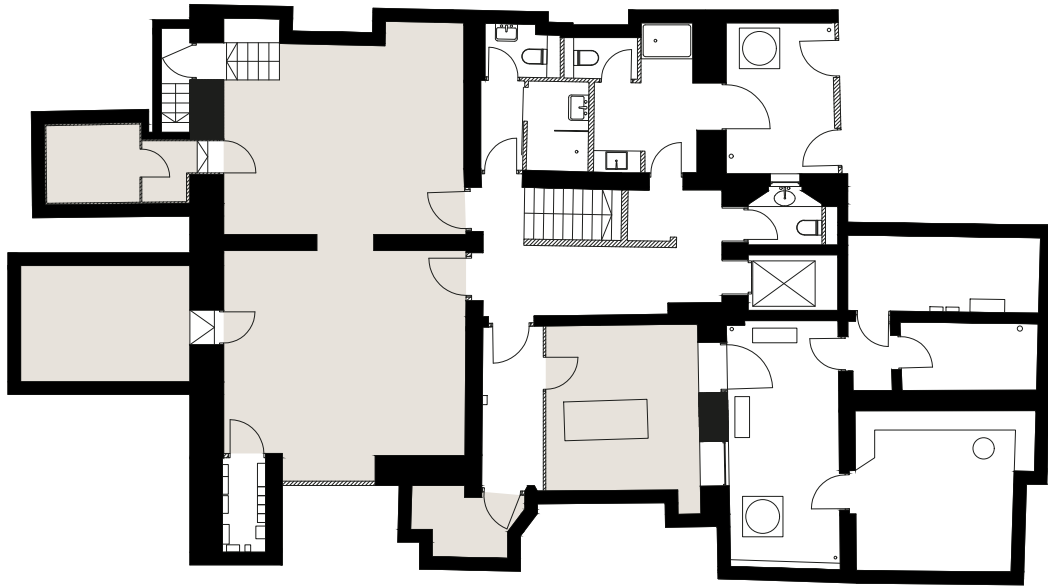
| FLOOR        | NIA<br>(SQ FT) | NIA<br>(SQ M) | GIA<br>(SQ FT) | GIA<br>(SQ M) |
|--------------|----------------|---------------|----------------|---------------|
| 4th          | 533            | 49.6          | 818            | 76.0          |
| 3rd          | 987            | 91.7          | 1,551          | 144.1         |
| 2nd          | 1,254          | 116.5         | 1,548          | 143.8         |
| 1st          | 1,247          | 115.8         | 1,548          | 143.8         |
| Ground       | 1,582          | 147.0         | 2,182          | 202.8         |
| Lower Ground | 971            | 90.2          | 2,028          | 188.4         |
| <b>TOTAL</b> | <b>6,574</b>   | <b>610.8</b>  | <b>9,676</b>   | <b>899.0</b>  |



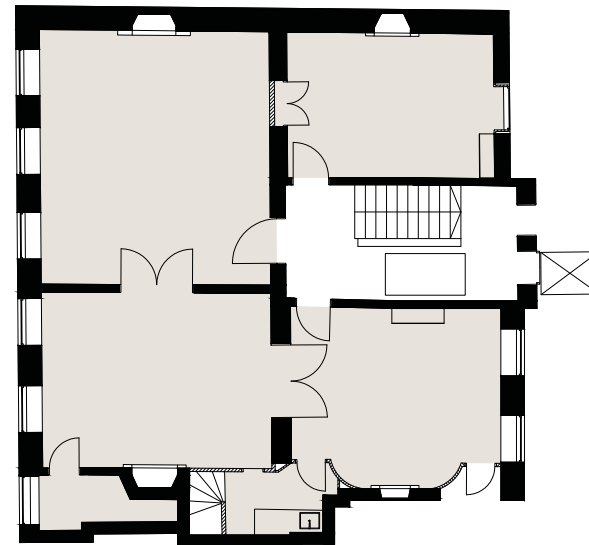


# FLOOR PLANS

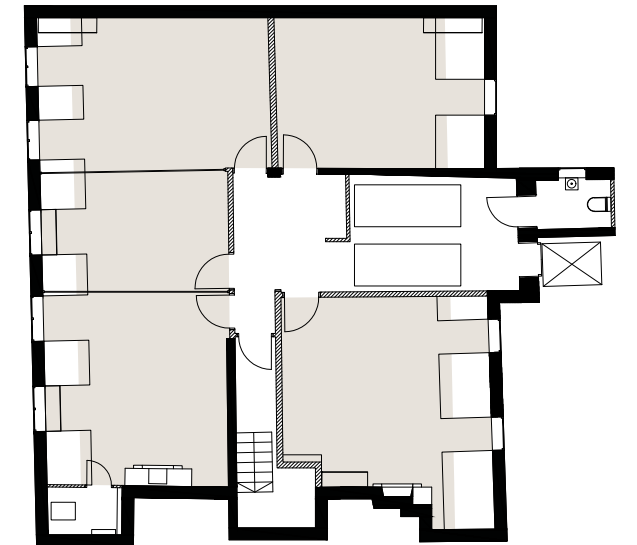
LOWER GROUND FLOOR



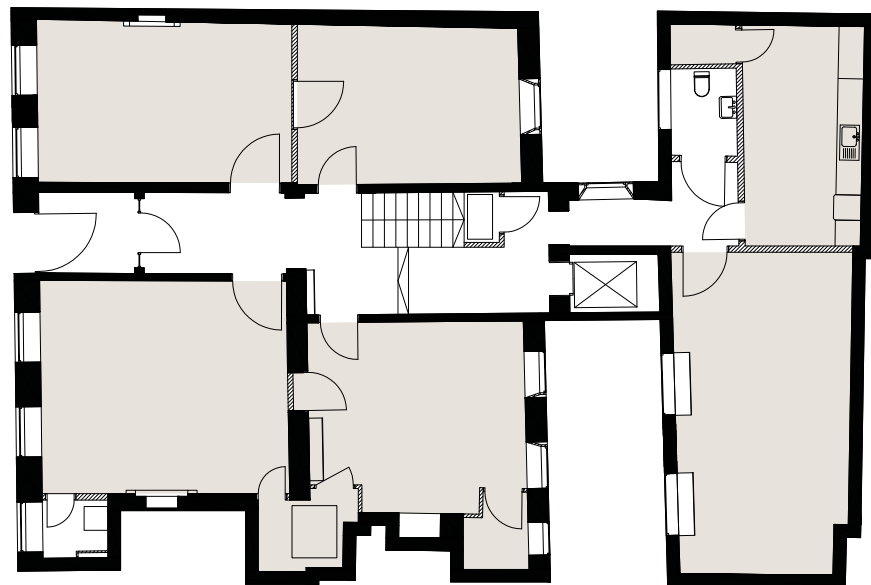
1ST FLOOR



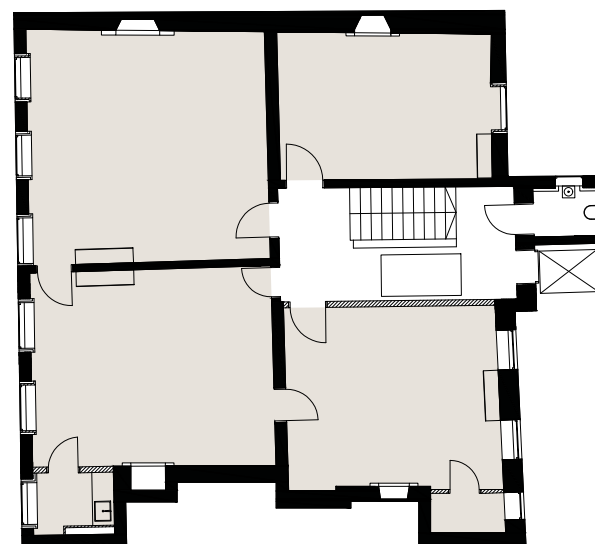
3RD FLOOR



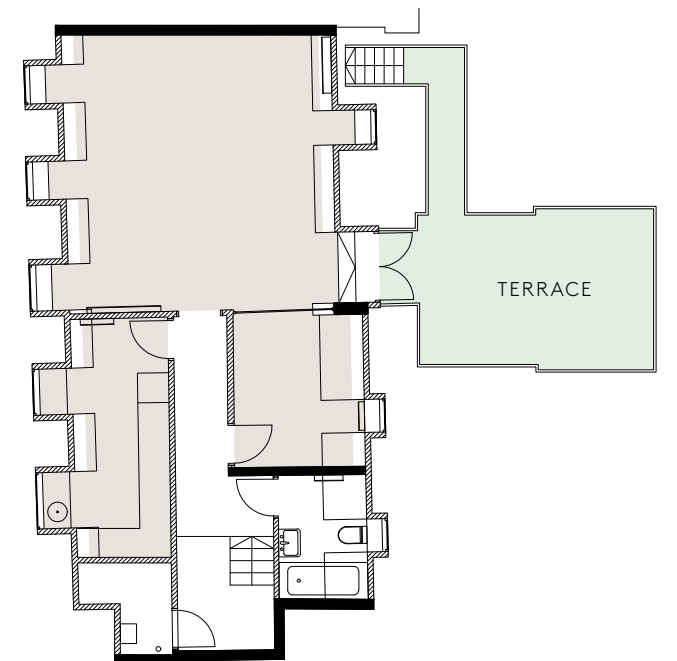
GROUND FLOOR



2ND FLOOR



4TH FLOOR



BUCKINGHAM STREET





## TENURE

Freehold.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved

## TENANCY

The property will be subject to a leaseback to the Vendor, with terms to be mutually agreed.



## FURTHER INFORMATION

### PLANNING

Grade II\* listed.

The property is located within the Adelphi Conservation Area in the City of Westminster.

### VAT

The property is elected for VAT. It is anticipated that the transaction will be treated as a Transfer of Going Concern (TOGC).

### EPC

B-45.

### ANTI MONEY LAUNDERING

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

## PROPOSAL

Offers invited in excess of £8,000,000 for the freehold interest, reflecting a capital value of £1,216 per sq ft on the NIA and £827 per sq ft on the GIA.

## CONTACT

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