CRESCENT PLACE
KNIGHTSBRIDGE SW3
FARRAR

A Rare Low-Built Freehold with Planning Potential – Crescent Place, Knightsbridge, SW3

A unique opportunity to acquire a low-built freehold house situated in an exceptionally popular and discreet cul-de-sac, just behind the renowned Egerton Crescent. This quietly positioned property benefits from a private garden and a good-sized garage — a true rarity in this prestigious location. Extending to approximately 1,233 sq ft (114.6 sq m) across two storeys, the house is unmodernised and ripe for renovation. Crucially, planning has been approved for an exceptional redevelopment scheme, extending the house to around 1,500 sq.ft.

Planning Application pp/25/02253

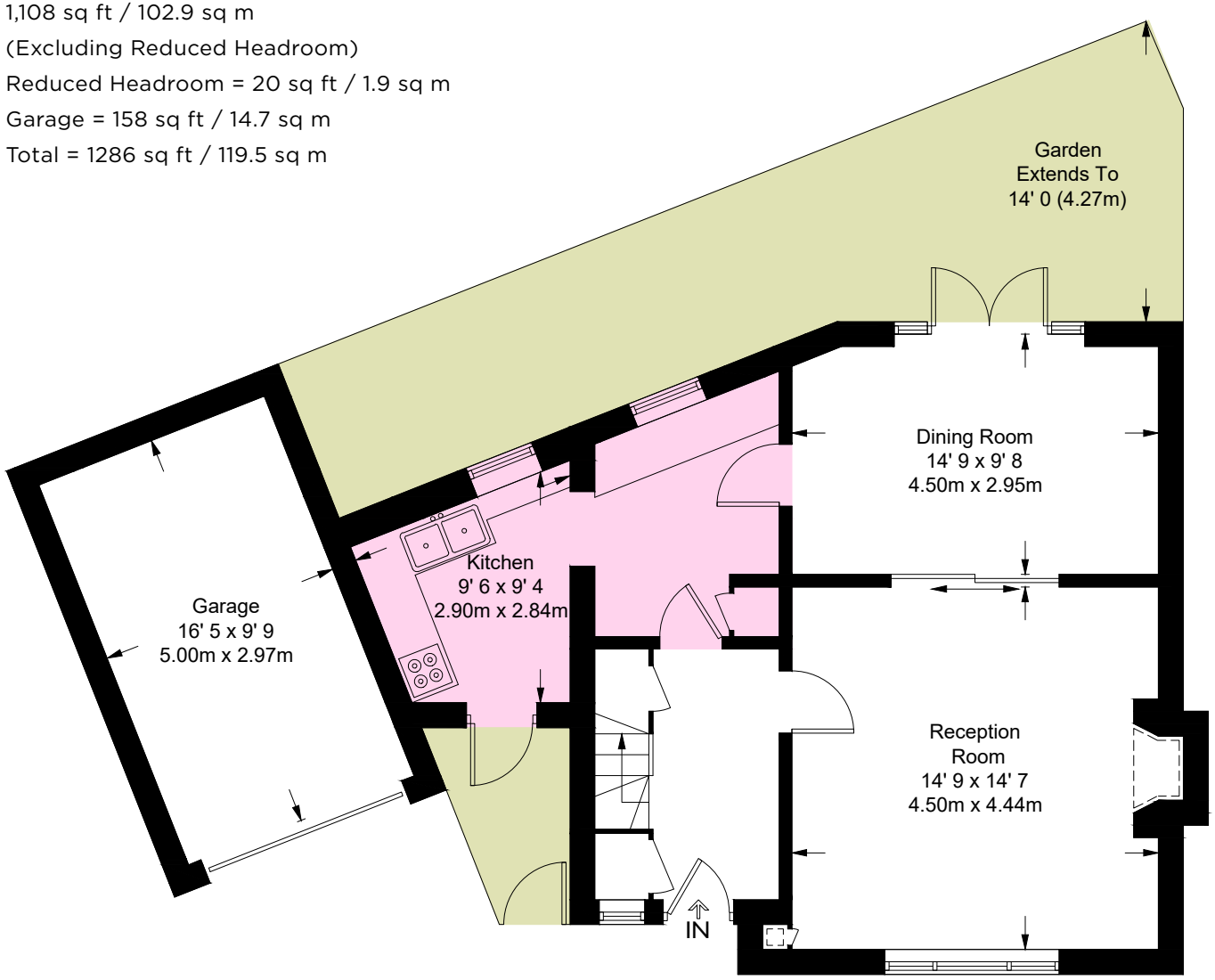
Crescent Place is a highly sought-after residential enclave, offering superb access to the worldclass amenities, dining, and cultural attractions of Knightsbridge, South Kensington, and Chelsea. This is a compelling prospect for end-users or developers alike, looking to create a bespoke home in one of London's most desirable addresses.

Current Accommodation

3 bedrooms | Family bathroom | Cloakroom
Reception Room | Dining Room | Kitchen
Lobby | Garden | Private Garage with
Forecourt and small Courtyard

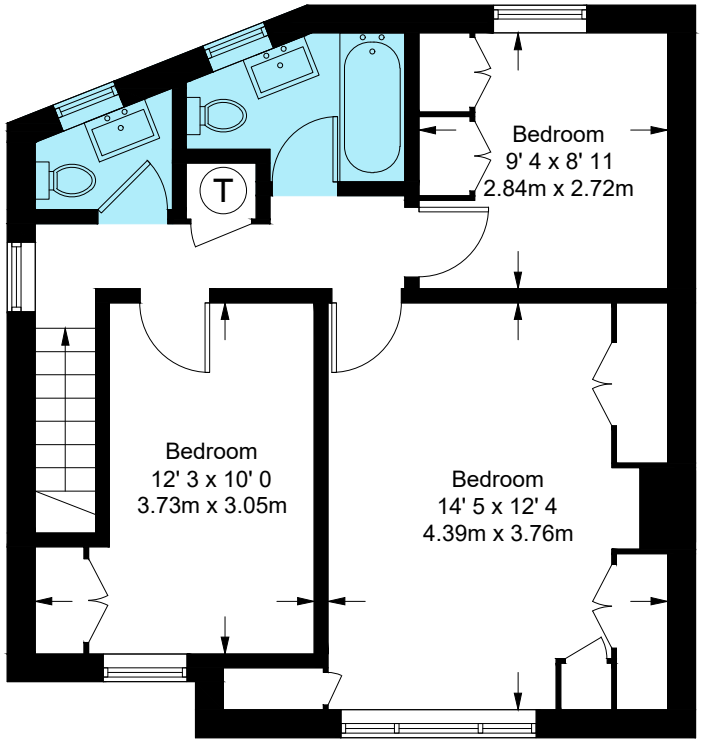
Approximate Gross Internal Area

1,108 sq ft / 102.9 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 20 sq ft / 1.9 sq m
Garage = 158 sq ft / 14.7 sq m
Total = 1286 sq ft / 119.5 sq m



Ground Floor
599 sq ft / 55.7 sq m
(Including Reduced Headroom)

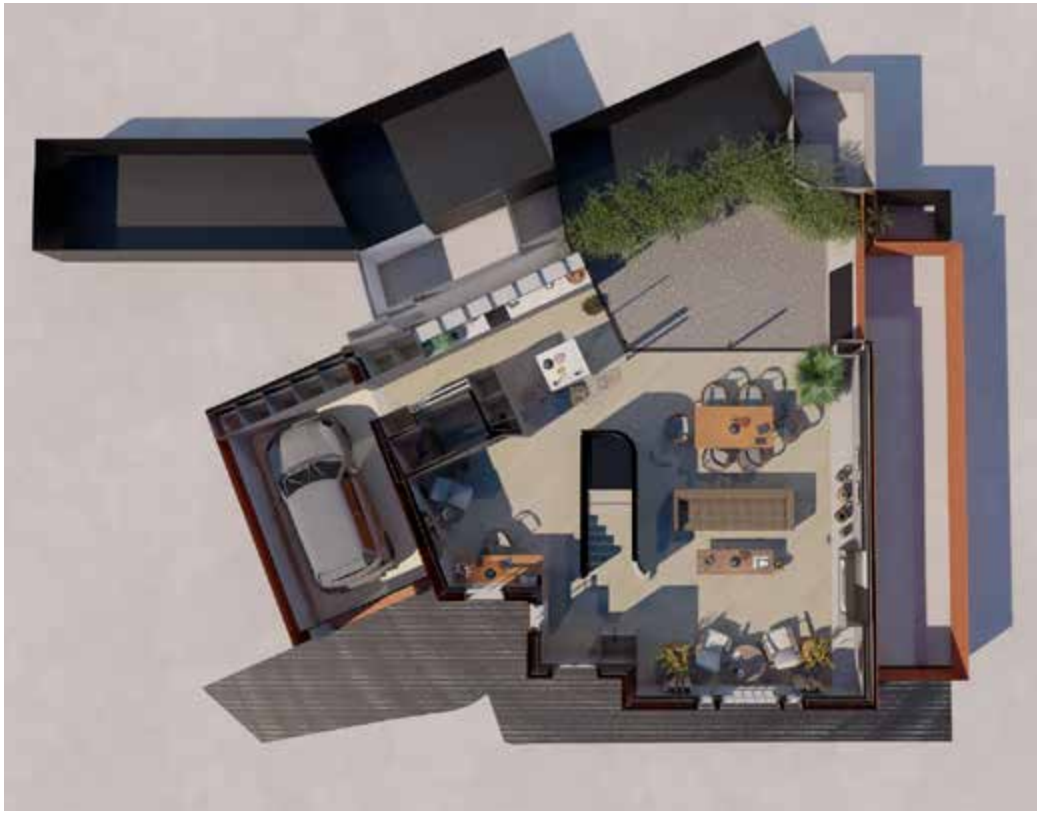
= Reduced headroom below 1.5m / 5'0



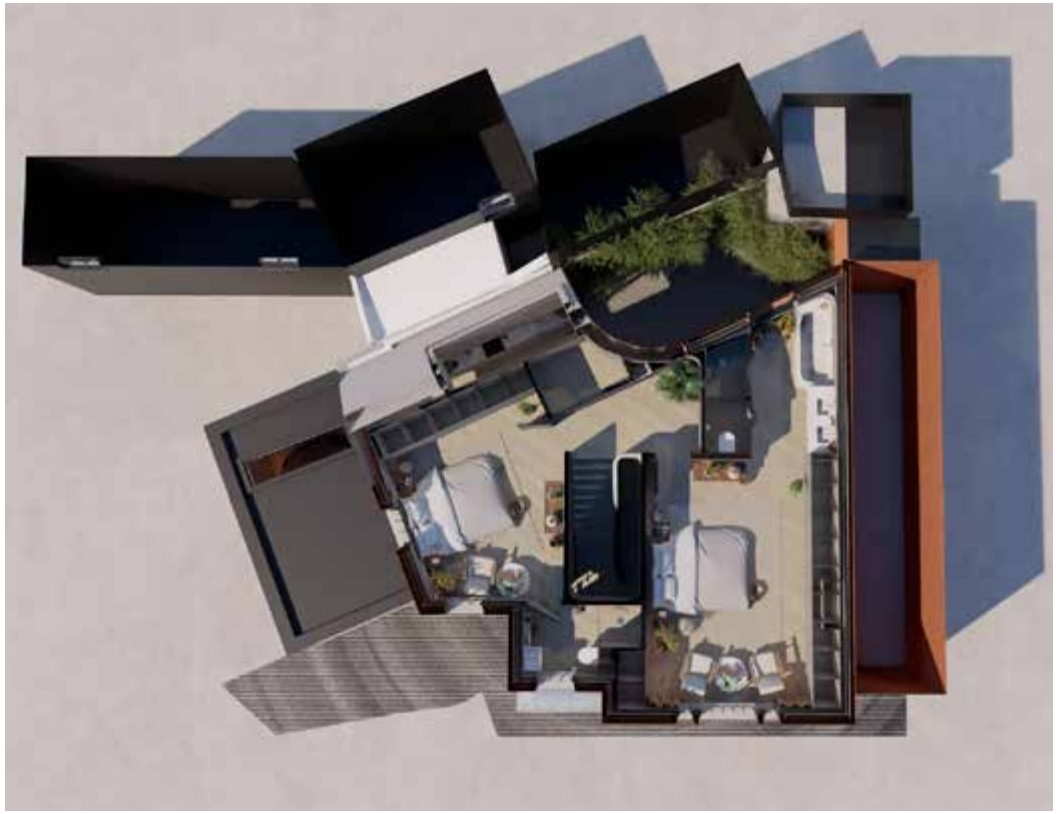
First Floor
529 sq ft / 49.1 sq m

Proposed plans

Subject to formal planning consent



Ground Floor



First Floor

Artist's Impression

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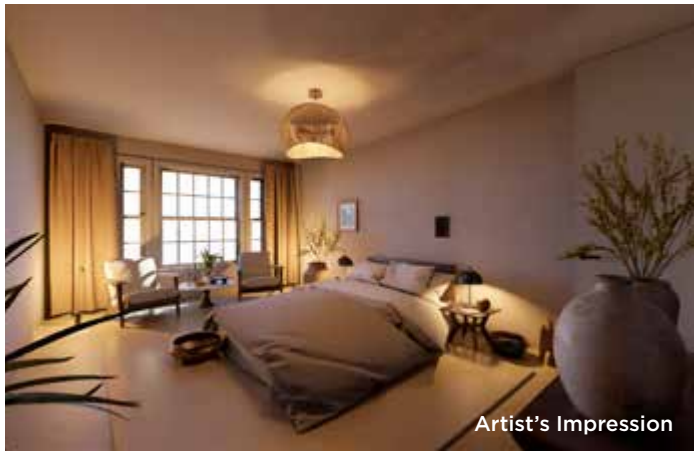
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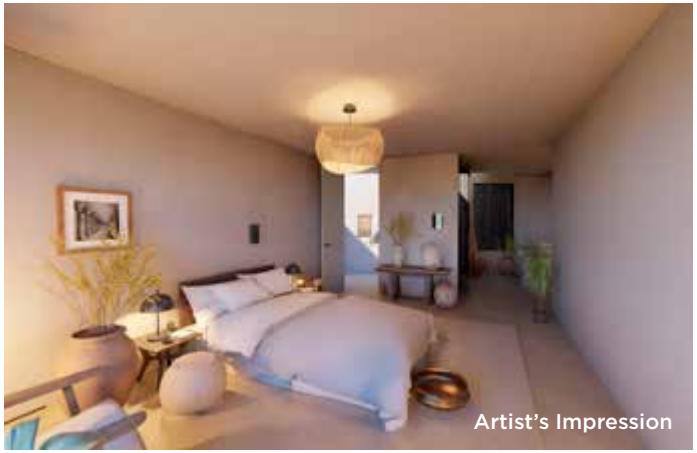
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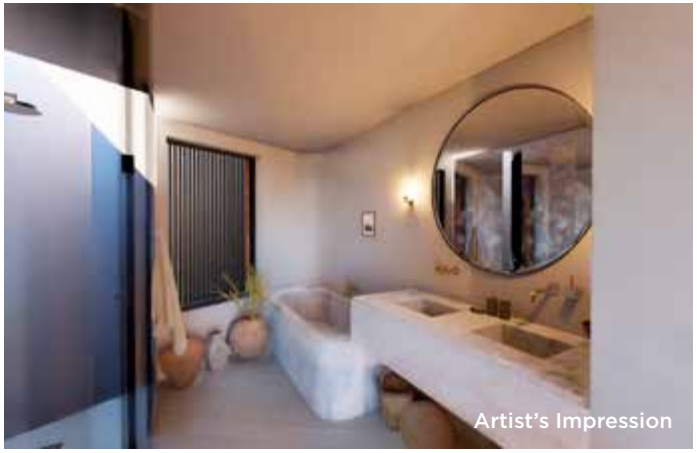
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TERMS

Tenure: Freehold
Council Tax Band: To Be Confirmed
Local Authority: The Royal Borough of Kensington & Chelsea
Asking Price: £2,500,000

NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.

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020 7244 4444
www.farrar.co.uk