



25

BUCKINGHAM GATE

LONDON SW1E 6LD





## *An outstanding consented prime central London residential development opportunity or Family Compound*

### EXECUTIVE SUMMARY

- ▶ 25 Buckingham Gate ("the Property") is exceptionally located moments from Buckingham Palace, directly opposite Wellington Barracks, in one of Westminster's most sought-after residential enclaves.
- ▶ It comprises a part-complete development, with the concrete frame, basement box and full waterproofing already completed.
- ▶ The scheme benefits from implemented planning consent for 17 private residential apartments, providing approximately 32,840 sq ft (3,051 sq m) NSA and 55,964 sq ft (5,198 sq m) GIA.
- ▶ Notably, a number of the consented apartments exceed Westminster's current 200 sq m size threshold, offering rare large-format new-build accommodation.
- ▶ The approved scheme also includes 14 secure underground car parking spaces, together with a comprehensive suite of resident amenities including a 19m swimming pool, spa and gym.
- ▶ The Property is offered for sale freehold, with the benefit of all existing structural warranties.



*The Property is ready for immediate start on site, with concrete frame works having been largely completed, thereby, providing an incoming purchaser with a significantly shorter and de-risked construction programme*





Site locations not to be relied upon.

## LOCATION

The Property is situated in a prominent position on Buckingham Gate, opposite Wellington Barracks, which is renowned for its Grade II listed Grecian-style military architecture, featuring a stucco façade and a large central parade ground used for the Changing of the Guard.

The front gates of Buckingham Palace are approximately 250 metres to the north. Buckingham Gate benefits from enhanced security due to its proximity to the Palace, as well as reduced traffic flow during ceremonial events and frequent Changing of the Guard.



To the south, Buckingham Gate leads towards Victoria, a revitalised Central London residential district. Victoria is increasingly re-establishing itself as a prime office location, with record rents achieved alongside significant investment in amenity, restaurants, and leisure offerings.

The green open spaces of St James's Park and Green Park are within approximately 400 metres, providing a rare sense of tranquillity in this iconic Central London location.



BUCKINGHAM  
PALACE GARDENS

CATHERINE PLACE

BUCKINGHAM PALACE

MAYFAIR

GREEN PARK

ST JAMES

CONSTITUTION  
HILL

WELLINGTON  
BARRACKS

ST JAMES'S  
PARK

# 25 BG



Site locations and site boundary for indicative purposes only.





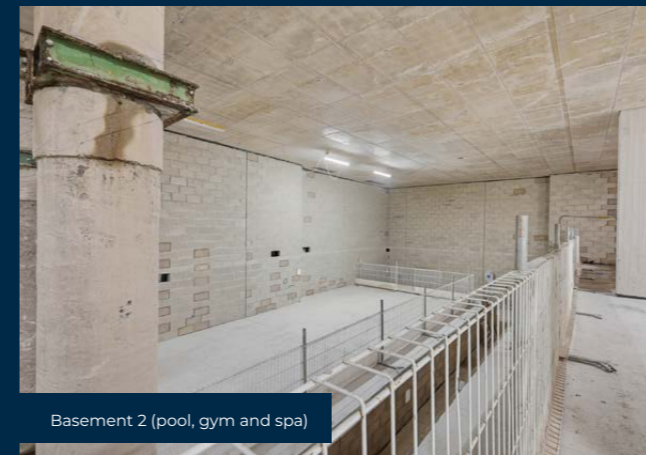


Level 7

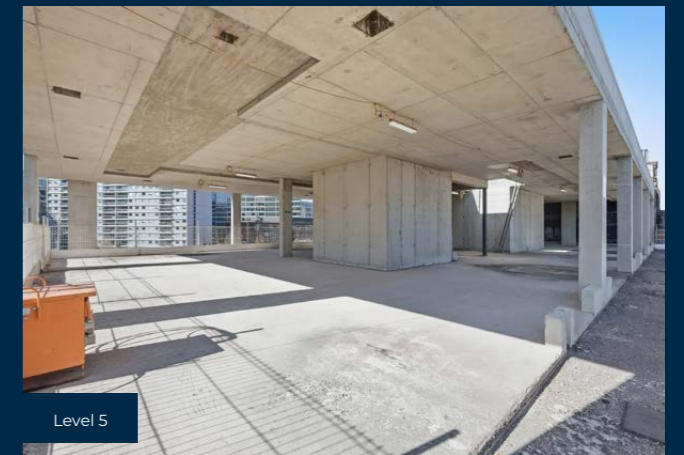
## WORKS UNDERTAKEN

Standard structural warranties will be provided for works undertaken to date. Completed works include:

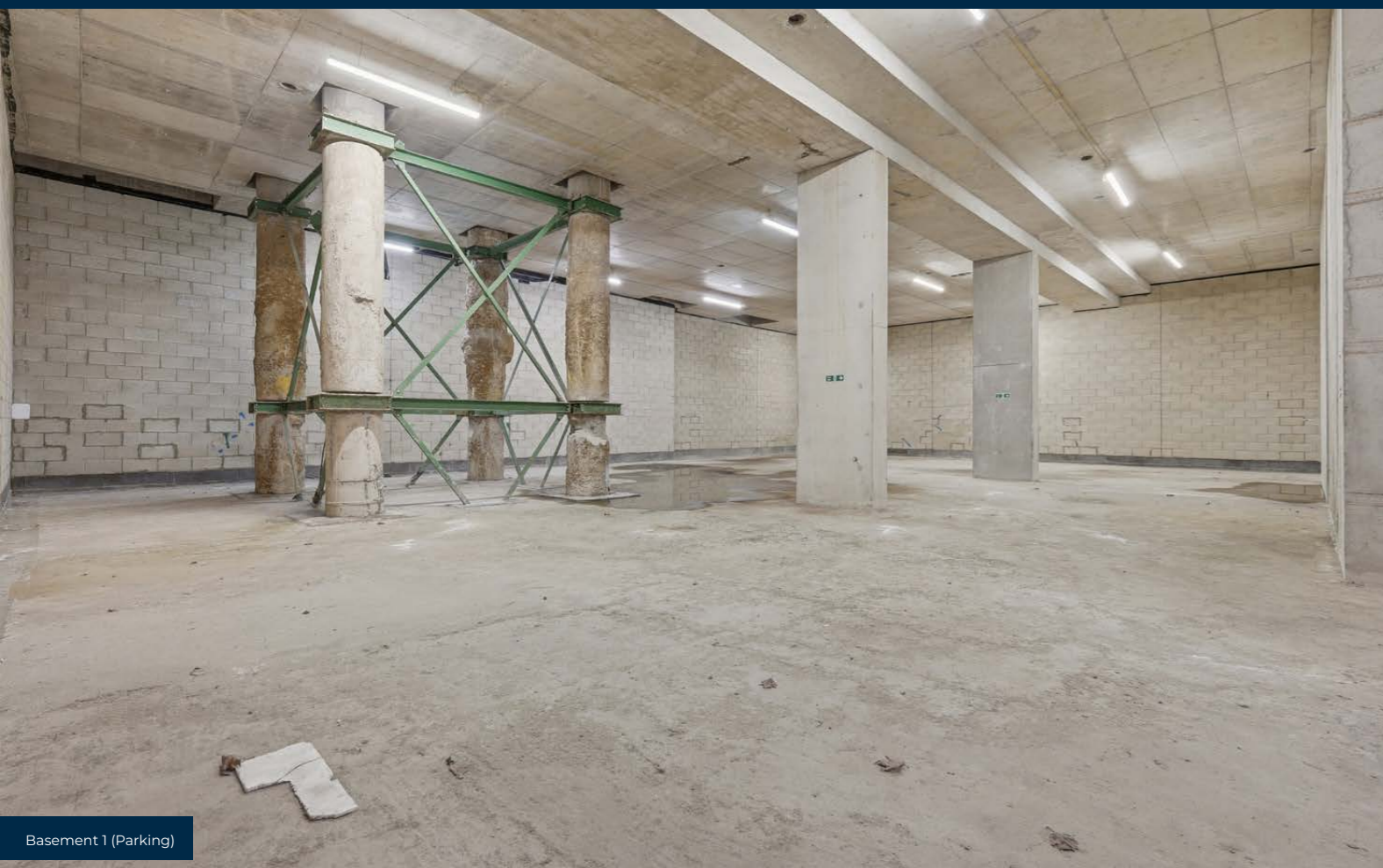
- ▶ Basement excavation, fully tanked and made watertight.
- ▶ 10-storey reinforced concrete structure, including substructure, superstructure, and retaining perimeter walls.
- ▶ All matters, including any Party Wall agreements, have been appropriately addressed with neighboring properties.
- ▶ The upper penthouse level (eighth storey above ground level) has yet to be constructed and is designed to accommodate a new steel structure.



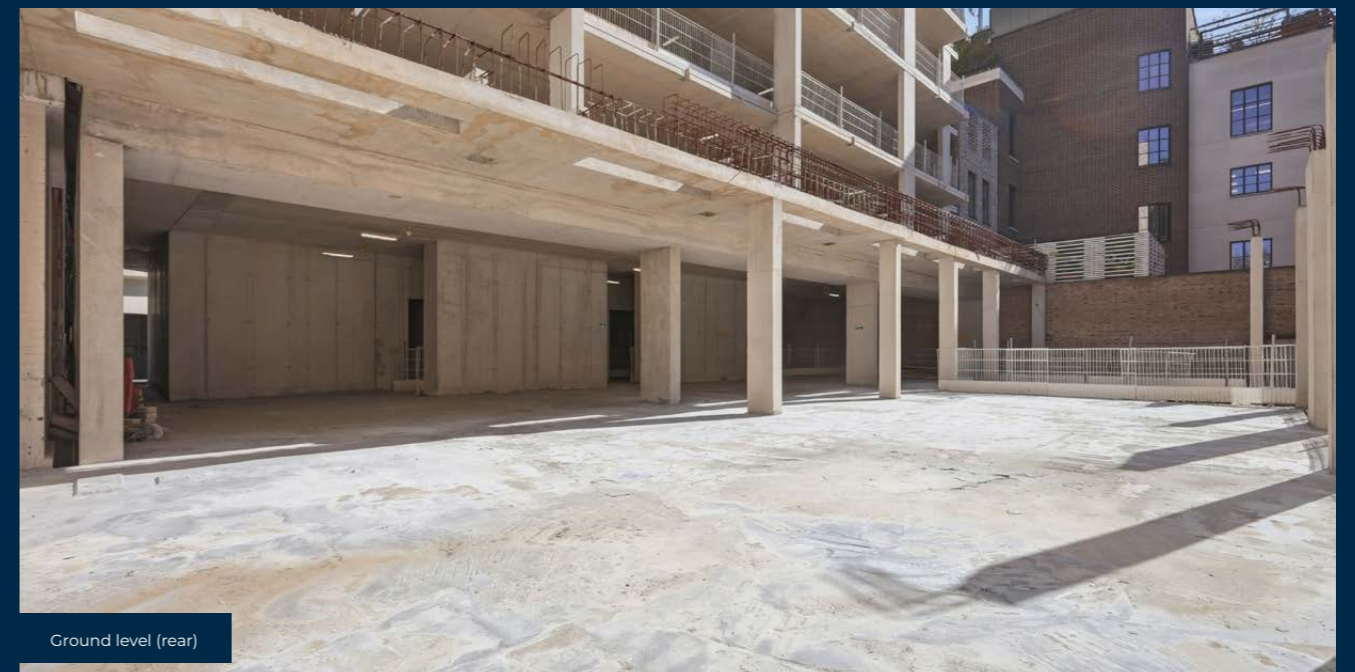
Basement 2 (pool, gym and spa)



Level 5



Basement 1 (Parking)



Ground level (rear)





## SCHEME OVERVIEW

25 Buckingham Gate represents an exceptionally rare development opportunity, having been consented under historic Westminster City Council planning policies.

As a result, the scheme will benefit from several features that would not comply with current planning policy, including:

- ▶ Three basement levels, with Level B1 providing double-height car stackers, and Level B2 providing swimming pool (approximately 19 metres), expansive gym, and spa facilities
- ▶ 14 secure underground car parking spaces accessed via a dedicated car lift
- ▶ Average apartment size of approximately 1,932 sq ft (180 sq m)
- ▶ Apartment mix: 3 x two-bedroom, 8 x three-bedroom, and 6 x four-bedroom units
- ▶ Penthouse apartment of approximately 3,520 sq ft (327 sq m)
- ▶ Single communal stairwell with two passenger lifts

The latest scheme has been meticulously planned with **FLANAGAN LAWRENCE** leading architectural design, alongside **Zuretti Design** and **Hirsch Bedner Associates** delivering specific elements of the scheme's high-quality interior design.

## RELEVANT PLANNING HISTORY

### APRIL 2015 (REF. 14/06964/FULL)

Planning permission granted for the demolition of the existing office building and its replacement with a new building comprising two basement levels, lower ground, ground and eight upper floors, providing 24 flats and 14 car parking spaces.

### JANUARY 2024 (REF. 23/02516/FULL)

Revised scheme approved relating to the upper parts of the building, which reduces the total number of flats to 17 units.

### APRIL 2026 (REF. 26/01684/NMA)

Amends to January 2024 planning permission relating to the internal glazing configurations at Level 8, removal of rooflight and internal reconfiguration of layouts to individual apartments.





CCI - Penthouse reception room



CCI - Entrance lobby

## PROPOSED ACCOMMODATION SCHEDULE

Level	Apartment No.	Unit Type	GIA of level (sq m)	GIA of level (sq ft)	NSA Total (sqm)/apartment	NSA Total (sqft)/apartment
B-2	Pool, gym, sauna, plant		620	6,674		
B-1	Parking, plant		645	6,943		
LG & GF	1	2B4P (Duplex)	1196	12,874	166.6	1,793
	2	3B6P (Duplex)			215.4	2,319
		3B6P (Duplex)			196.5	2,115
	4	3B6P (Duplex)			192.4	2,071
L1	5	4B8P	422	4,542	171.3	1,844
	6	4B8P			171.3	1,844
L2	7	3B6P	422	4,542	144.8	1,559
	8	4B8P			197.9	2,130
L3	9	3B6P	422	4,542	144.8	1,559
	10	4B8P			197.9	2,130
L4	11	3B6P	422	4,542	144.8	1,559
	12	4B8P			198.8	2,140
L5	13	3B6P	387	4,166	176.1	1,896
	14	2B4P			136.6	1,470
L6	15	3B6P	349	3,757	154.3	1,661
	16	2B4P			114.8	1,236
L6 L7 L8	17	4B8P (Triplex Penthouse)	333	3,584	327.0	3,520
<b>TOTAL</b>			<b>5218.0</b>	<b>56,166</b>	<b>3,051.3</b>	<b>32,844</b>

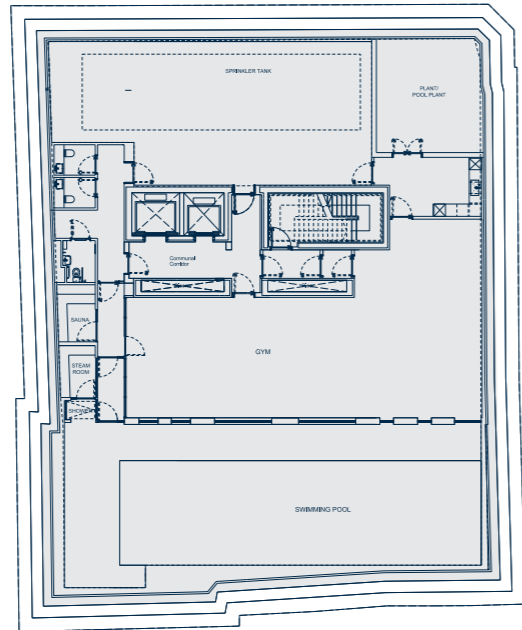
Schedule not to be relied upon.



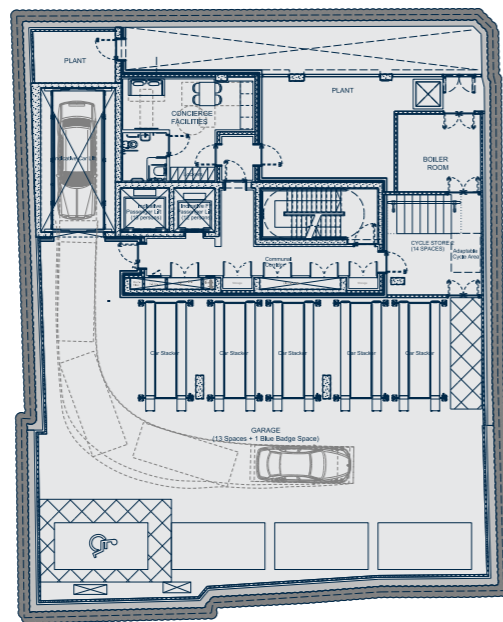
# PROPOSED FLOOR PLANS



## BASEMENT B2



## BASEMENT B1



Plans not to scale and for indicative purposes only.



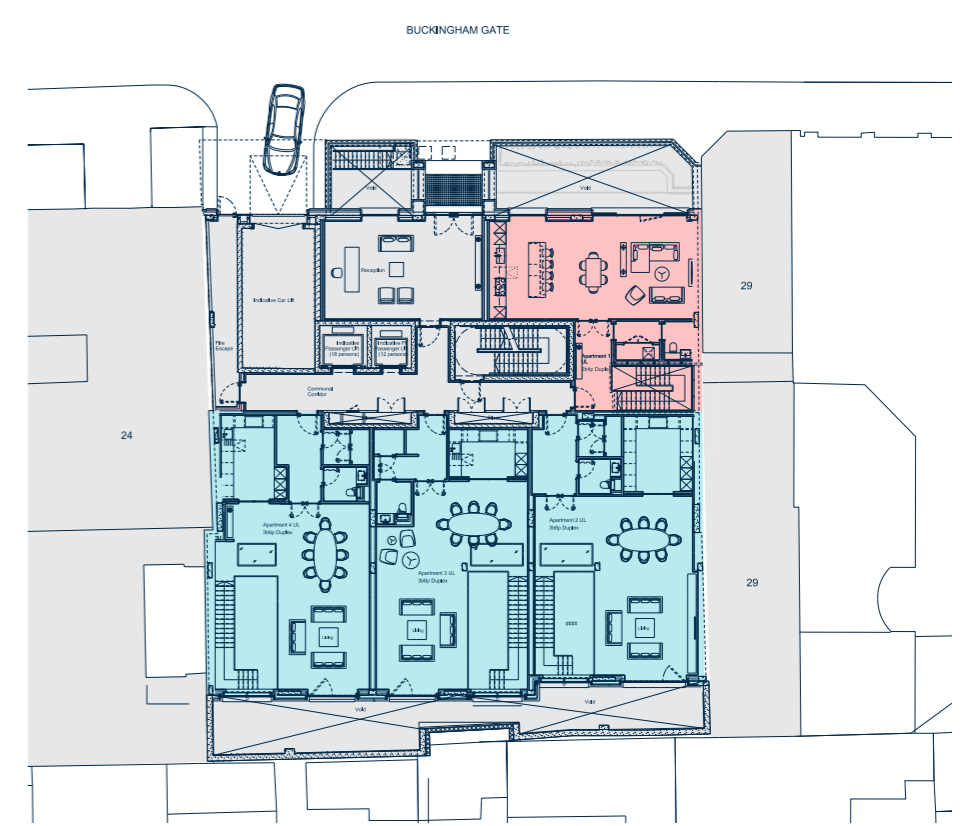
## LOWER GROUND

- 2B4P (Duplex)
- 3B6P (Duplex)
- 3B6P (Duplex)
- 3B6P (Duplex)



## GROUND

- 2B4P (Duplex)
- 3B6P (Duplex)
- 3B6P (Duplex)
- 3B6P (Duplex)

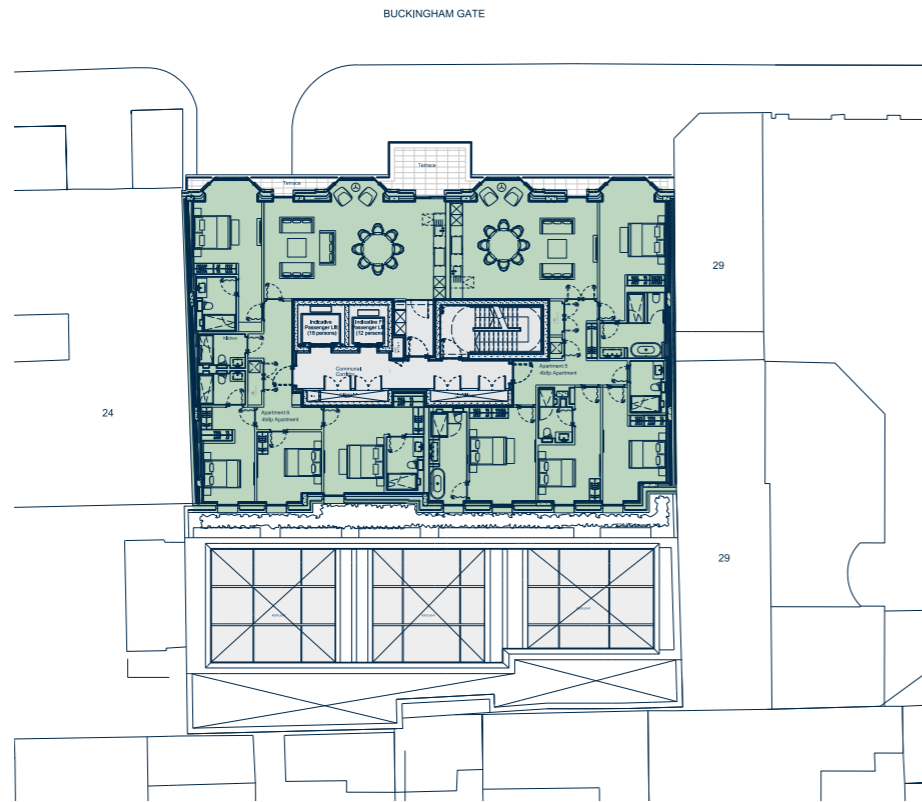


# PROPOSED FLOOR PLANS



## LEVEL 1

- 4B8P
- 4B8P



## LEVEL 2

- 3B6P
- 4B8P

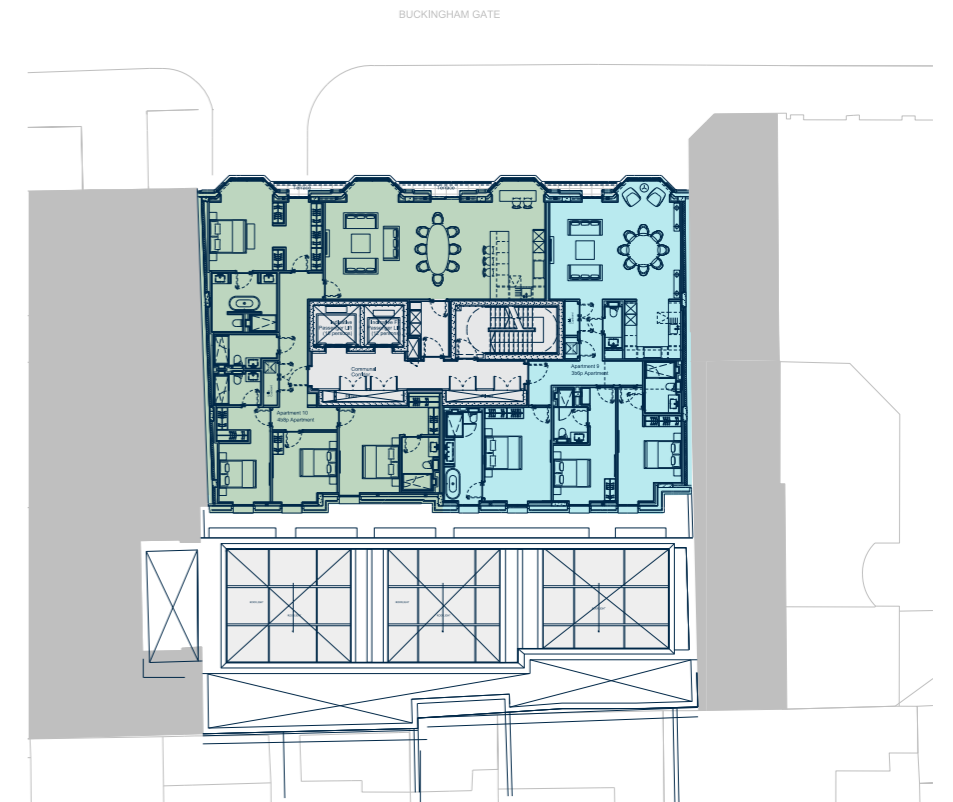


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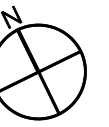
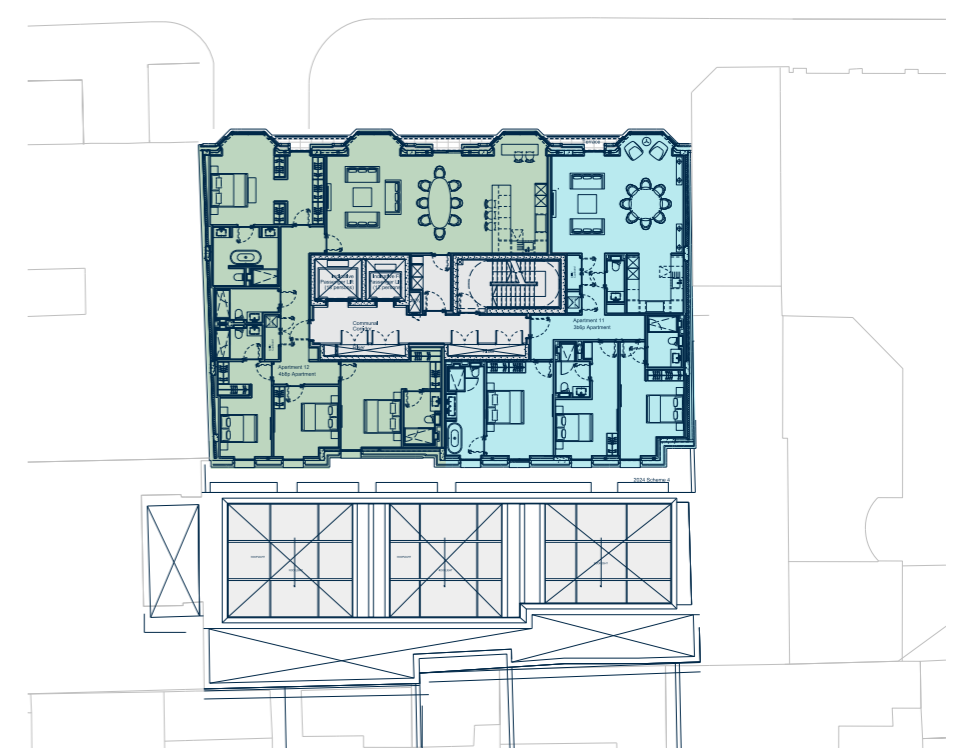
## LEVEL 3

- 3B6P
- 4B8P



## LEVEL 4

- 3B6P
- 4B8P



# PROPOSED FLOOR PLANS



## LEVEL 5

- 3B6P
- 2B4P

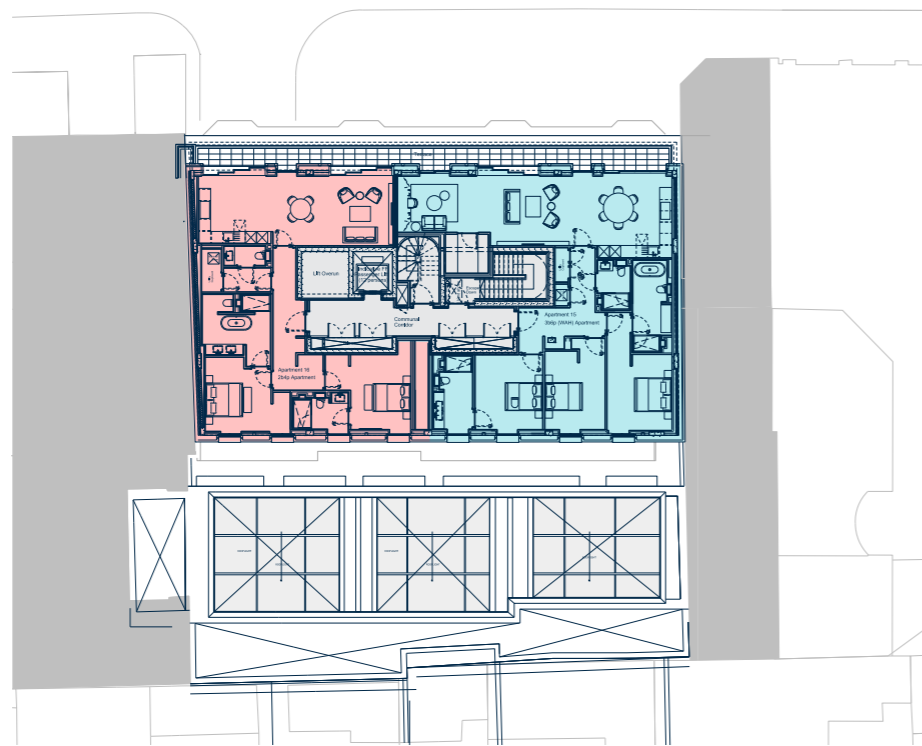
BUCKINGHAM GATE



## LEVEL 6

- 3B6P
- 2B4P

BUCKINGHAM GATE



Plans not to scale and for indicative purposes only.



## LEVEL 7

- 4B8P  
(Triplex Penthouse)

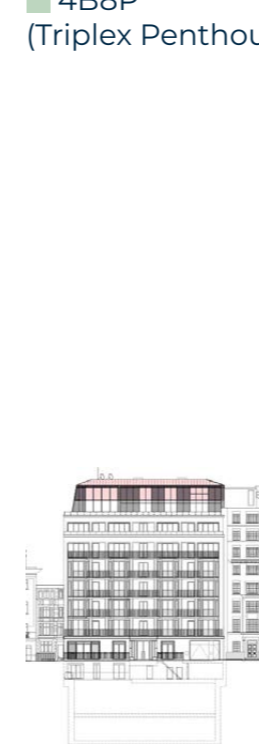
BUCKINGHAM GATE



## LEVEL 8

- 4B8P  
(Triplex Penthouse)

BUCKINGHAM GATE





# FURTHER INFORMATION

## TITLE & TENURE

The Property is held Freehold under Title Number 323522.

## VAT

The Property is not elected for VAT.

## METHOD OF SALE

Offers are invited on an unconditional basis, subject to contract only, for the Freehold interest in Property. Alternative proposals are welcomed for 100% of the shares in the SPV owning the asset.

## VIEWINGS

The Property may be inspected strictly by appointment only through the vendor's sole selling's agents, Savills.

## AML COUNTERPARTY CHECKS

A purchaser will be required to provide the usual information to satisfy the AML requirements when heads of terms are agreed.

## DATA ROOM

To access the data room please click below:

[CLICK HERE](#)

# CONTACTS

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Designed and Produced May 2026

