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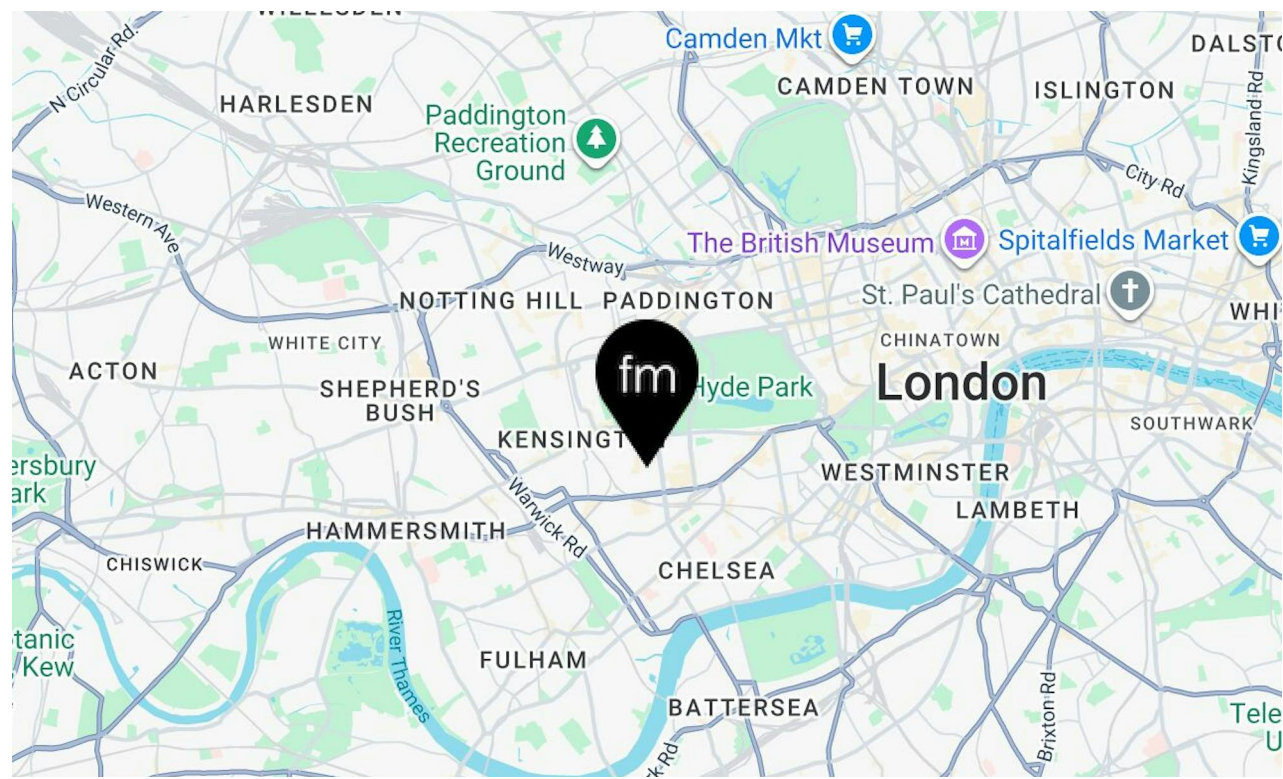
11 ELVASTON PLACE, SOUTH KENSINGTON, SW7 5QQ
708 SQ FT (65.78 SQ M)

LOCATION

11 Elvaston Place is situated in the heart of South Kensington, one of London's most prestigious and south-after areas. The property is conveniently located between Gloucester Road and Queen's Gate, offering convenience and great connectivity. The office is surrounded by a wealth of amenities, including high-end boutiques, renowned restaurants, and vibrant cafes. The location is home to leading cultural landmarks such as the Natural History Museum, V&A Museum and the Royal Albert Hall, all within walking distance. The property is moments away from Hyde Park and Kensington Gardens, providing tranquil green spaces. Gloucester Road Underground Station (Circle, District, and Piccadilly lines) is a short walk away, ensuring easy access across central London and to Heathrow Airport.

DESCRIPTION

The property offers an elegant first-floor office within a period building in the heart of South Kensington. The office spans approximately 708 sq ft and provides excellent ceiling height, decorative interior and an abundance of natural light. A private balcony enhances the sense of openness and provides great views down Elvaston Place. The property has recently been refurbished, featuring high-quality finishes and carpeted flooring. Access to the offices is via a grand original staircase or a four-person passenger lift, providing convenience and suitability. The building currently accommodates multiple professional and medical operators, making it ideal for a private office, consultancy, or specialist practice seeking a refined and discreet setting.





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AVAILABILITY

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	708	65.78	Available
Total	708	65.78	



RENT

£55.79 per sq ft (£39,500 per Annum)

BUSINESS RATES

Rateable value is £32,394

Rates Payable £25.39 per sq ft

SERVICE CHARGE

£4.50 per sq ft

LEGAL FEES

Each party to bear their own costs

EPC

C (73)

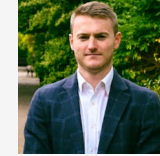
VAT

Applicable

ADDITIONAL INFORMATION

[VIEW WEBSITE](#)

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