

46 Hertford Street

MAYFAIR, LONDON, W1J 7DP

WATLING
REAL ESTATE



Executive Summary

Exceptionally rare opportunity to acquire a Freehold townhouse in the heart of Mayfair

Grade II listed building

Close to Park Lane, Curzon Street and Shepherd Market

Previous planning permission to convert the upper parts into four one-bedroom apartments

5,053 sq. ft NIA (6,278 sq. ft GIA) over ground, lower-ground and four upper floors

Offers in excess of £11,500,000 are invited

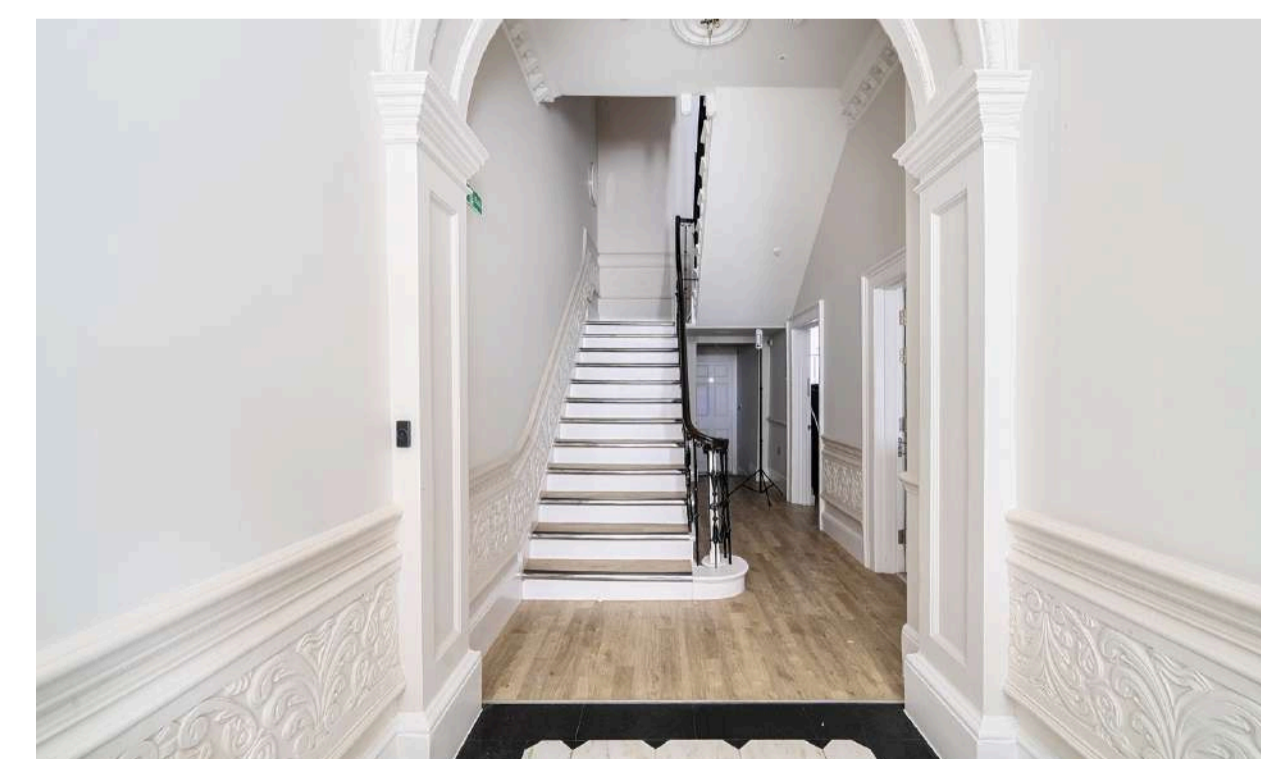
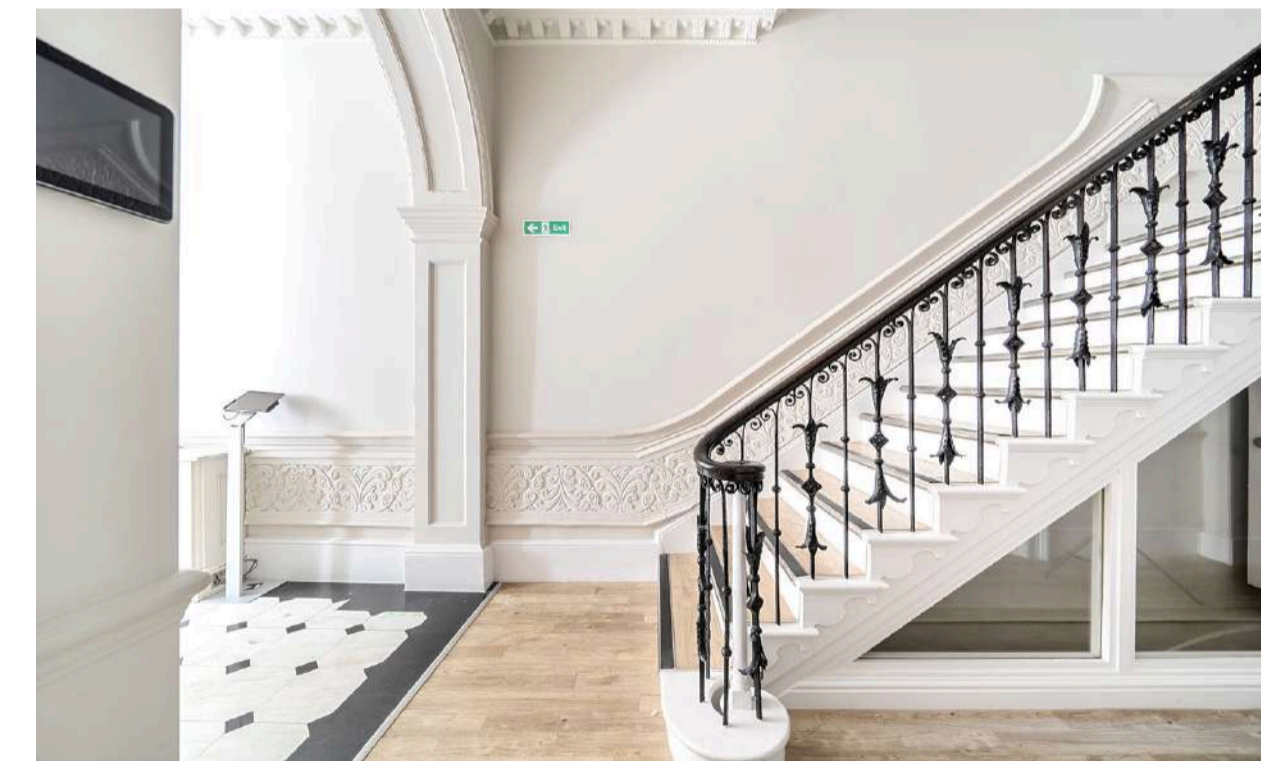
Property

46 Hertford Street presents a unique opportunity to acquire a generously proportioned office building in one of London's most sought-after locations.

The property is a Grade II listed Georgian townhouse, featuring original period details throughout.

The property extends to approximately 5,053 sq. ft NIA (6,278 sq. ft GIA) and is arranged across the lower ground, ground, and four upper floors.

Floor	Size (sq. ft)
Lower Ground	1,135
Ground	766
First	799
Second	758
Third	812
Fourth	783





Location

Mayfair is home to the UK's highest concentration of world-class restaurants, private members' clubs, private homes and luxury hotels, making it one of the most sought-after addresses for corporate headquarters, family offices, and diplomatic representation.

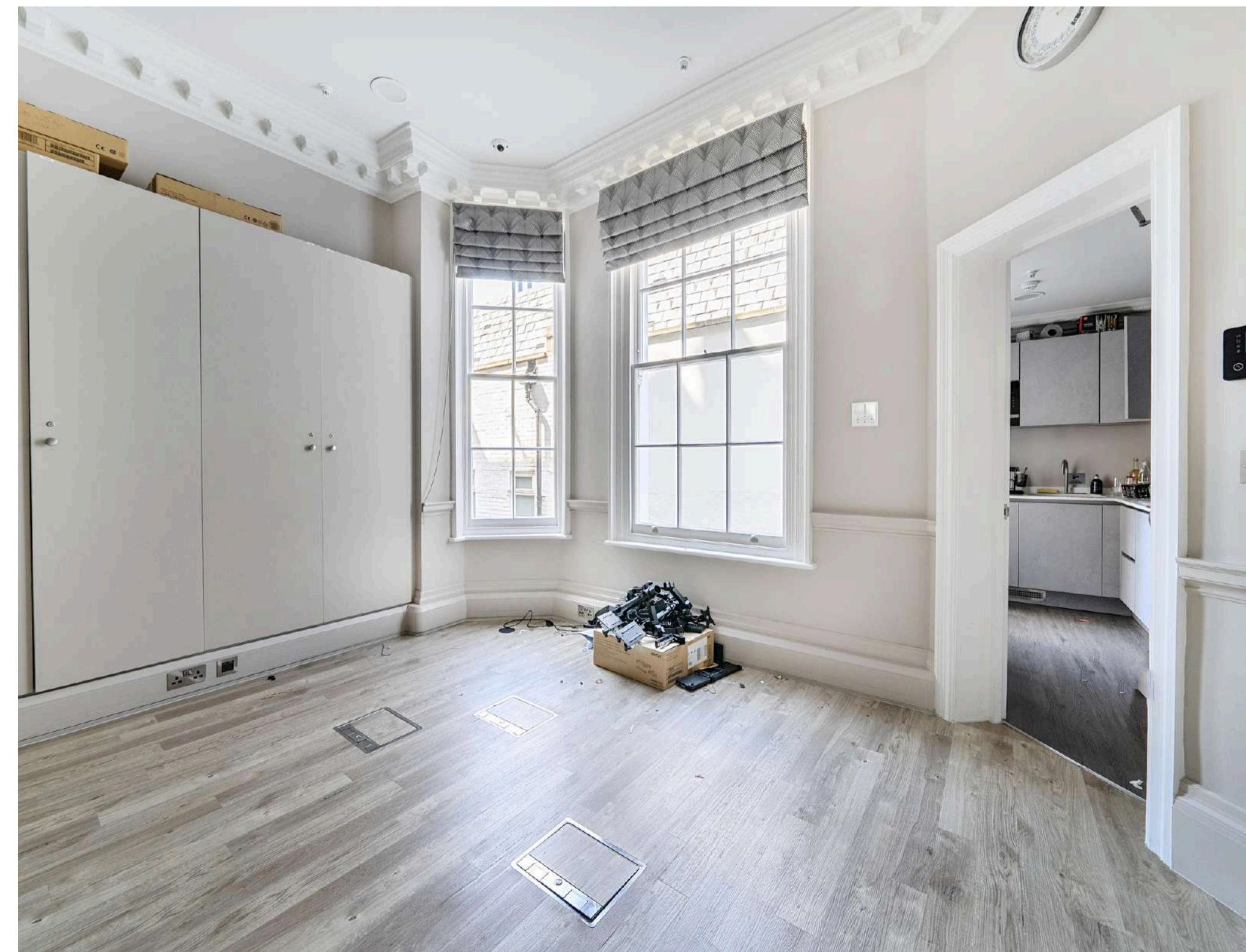
The district is also synonymous with some of the world's most prestigious retailers, fashion houses, art galleries, jewellers, and haute couture brands.

For over a century, Mayfair has maintained its reputation as a centre of excellence for luxury, culture, and commerce. This enduring appeal has firmly positioned the area among the world's leading luxury destinations.

The subject property is located towards the eastern end of Hertford Street, close to its junction with Shepherd Street.







Guide Price

Offers in excess of £11,500,000.

Tenure

The property is held freehold under title number NGL309157.

Legal Costs

Each party is responsible for their own legal costs incurred throughout the transaction.

Viewings

Strictly by appointment only via Watling Real Estate as Sole Agents.

Data Room

[Click here for access to the data room.](#)



WATLING
REAL ESTATE

Jamie Lamond

+44 (0)7903 056 581

jamie.lamond@watling.com

Agnes Jones

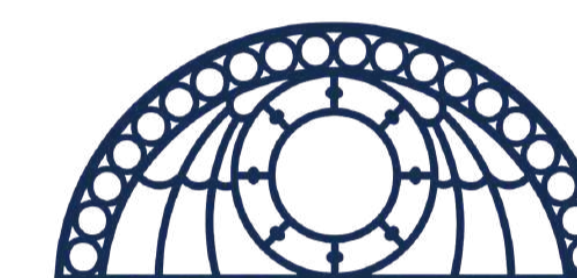
+44 (0)7548 320 521

agnes.jones@watling.com

July 2026

Subject to Contract

Property Reference: 223168



46 Hertford Street

MAYFAIR, LONDON, W1J 7DP

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, Office 107, 128 Aldersgate Street, Barbican, London, England, EC1A 4AE