



## Third Church of Christ, Scientist, London

7 Curzon Street, Mayfair, London, W1

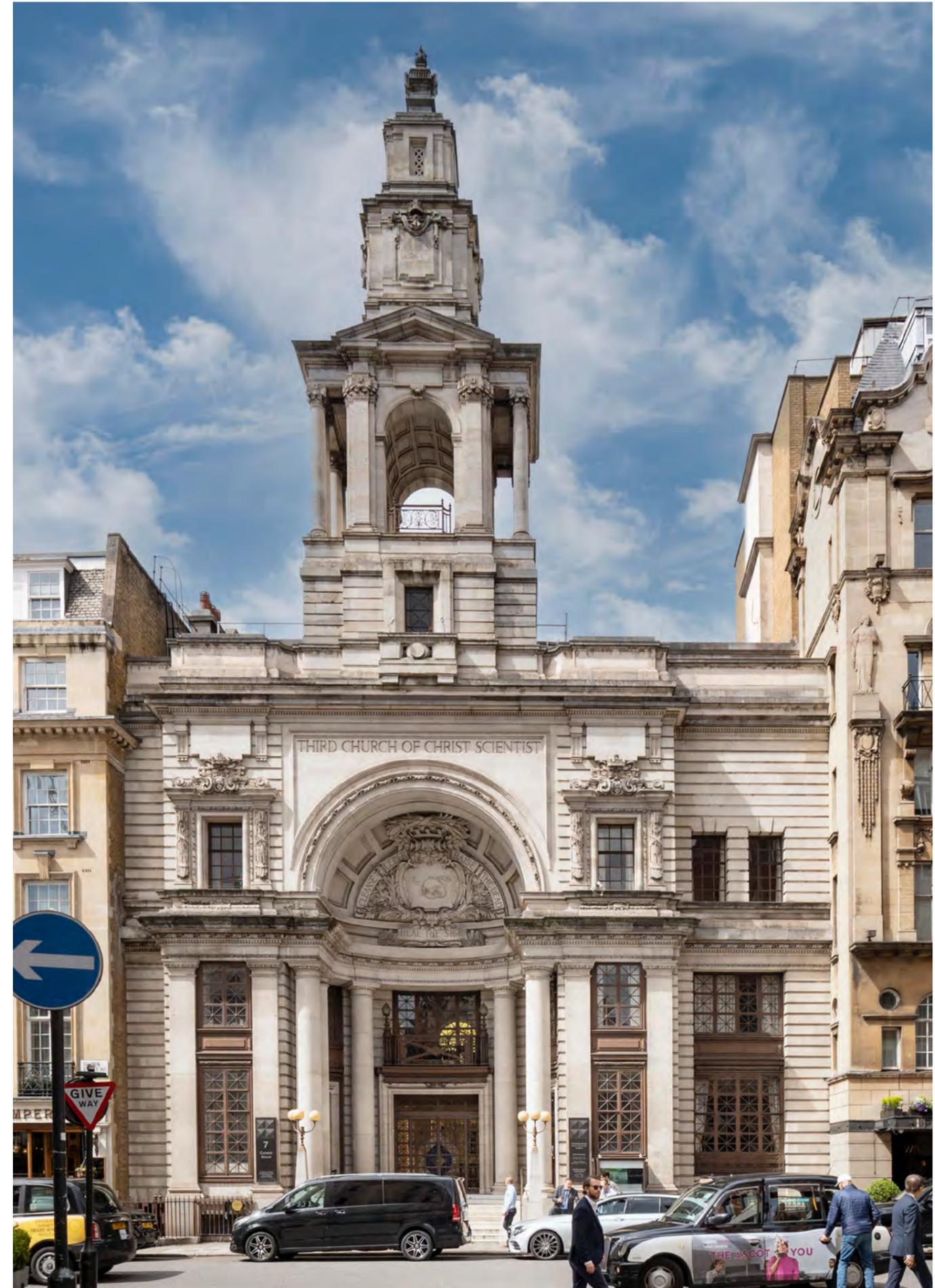
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Exceptional former Church  
building situated in the  
heart of Mayfair

Exceptionally rare  
Grade II listed repurposing  
opportunity.

- ✘ Situated on Curzon Street, a super-prime location in the heart of Mayfair, one of London's most desirable addresses.
- ✘ Historic Grade II listed property originally designed by renowned architects, Lanchester, Stewart and Rickards and formerly utilised as a Church by Third Church of Christ, Scientist, London.
- ✘ 7,661 sq ft (NIA) and 14,318 sq ft (GIA) of a historic auditorium and administrative offices over ground and four upper floors as well as a multi-purpose basement.
- ✘ Unique Freehold opportunity with potential for conversion to alternative uses, subject to the necessary consents.
- ✘ The property benefits from full vacant possession.
- ✘ The property is available to be purchased together with the freehold interest in the office and residential property to the rear, known as 7 Curzon Street.

Offers are invited in excess  
of £10,000,000, subject to  
contract and exclusive of VAT.  
Pricing at this level reflects a  
low capital value of £1,305 psf.





Browns Hotel



Halcyon Gallery, Chloë & Fendi



The Dorchester Hotel



Claridge's Hotel



Sotheby's & Louis Vuitton



Berkeley Square



The Ritz Hotel



Chanel & Dior

## Mayfair sits in a geographically strategic position in London's West End, bound by Park Lane, Oxford Street, Regent Street and Piccadilly.

Mayfair is an extremely prestigious submarket and ranks as one of the West End's most desirable commercial, residential and cultural locations due to being steeped in history, heritage and grand opulence. The area has a unique public realm, which includes the generous gardens squares of Berkeley Square and Grosvenor Square, as well as the green spaces of Green Park and Hyde Park - located in close proximity to the south and west of the property respectively.

Mayfair's characteristics make it a sought-after address in the West End's business and residential communities. Coupled with the convenience of the location and the quality of the surrounding environment, be that the abundance of cafés and restaurants or the dynamic mix of multicultural leisure offerings including theatres or galleries, Mayfair attracts an extraordinary range of high end occupiers.

Mayfair is the centre of the international art trade, being home to the Royal Academy of Arts, established in 1768, Sotheby's, Christie's, and Bonham's auction houses, in addition to Phillips on Berkeley Square.

Internationally renowned luxury hotels including: The Dorchester, The Connaught and Claridges are also prevalent within Mayfair, in addition to multiple Michelin star restaurants including: Sketch, Le Gavroche and Hide.

## Third Church of Christ, Scientist, London's prime Mayfair location benefits from excellent transport connectivity.

Green Park underground station is located within an exceptionally short four minute walk from the property providing access across Central London via the Piccadilly, Victoria and Jubilee Lines.

The property also benefits from connections to multiple additional London Underground stations including Hyde Park Corner, Piccadilly Circus and St James's Park all located within a short walking distance.

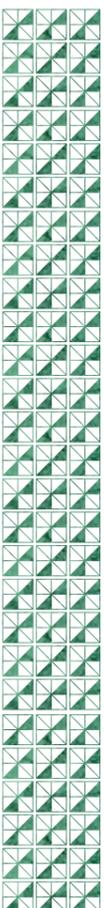


Source: Google & Citymapper. Times include walking times to nearest appropriate station.

7 Curzon Street's connectivity additionally benefits from the recent opening of the Elizabeth Line, serviced from Bond Street station, a 10-minute walk to the North. The Elizabeth Line provides a high speed, high capacity and high frequency rail service along an east-west axis from Maidenhead and Heathrow in the west to Shenfield and Abbey Wood in the east, whilst servicing principal Central London destinations including Paddington, Bond Street, Tottenham Court Road, Farringdon, Liverpool Street and Canary Wharf.

In addition to public transport, the property benefits from the A4, situated just to the southwest at Hyde Park Corner, provides access to Junction 15 of the M25, via the M4. The A4202, located a couple of streets to the east, provides links to both the M40 and M1.

London Heathrow, the UK's largest international airport is located approximately 15 miles to the west via the M4, providing services to a wide variety of domestic and international destinations.





Originally constructed between 1908-1911, Third Church of Christ, Scientist, London at 7 Curzon Street is a Grade II listed, striking, Portland stone-clad property situated at the junction of Curzon and Half Moon Street.

The property is the third branch of the First Church of Christ, Scientist in Boston, Massachusetts, founded in London. The Grade II listed property was designed by architects, Lanchester, Stewart and Rickards and was built between 1908-1911 with an extension of the main tower in the 1930's. The property was designed with a unique and outstanding facade as well as a large barrel roof which had enough space in the auditorium for up to 1,000 people.

Throughout the property's lifetime, it has been used for multiple purposes. During WW1 and WW2, the lower hall was utilised as an air raid shelter for civilians to shelter from bombing raids over London. Additionally, in August 1940, the property was made available temporarily for 200-300 refugees that had been homeless from the war.

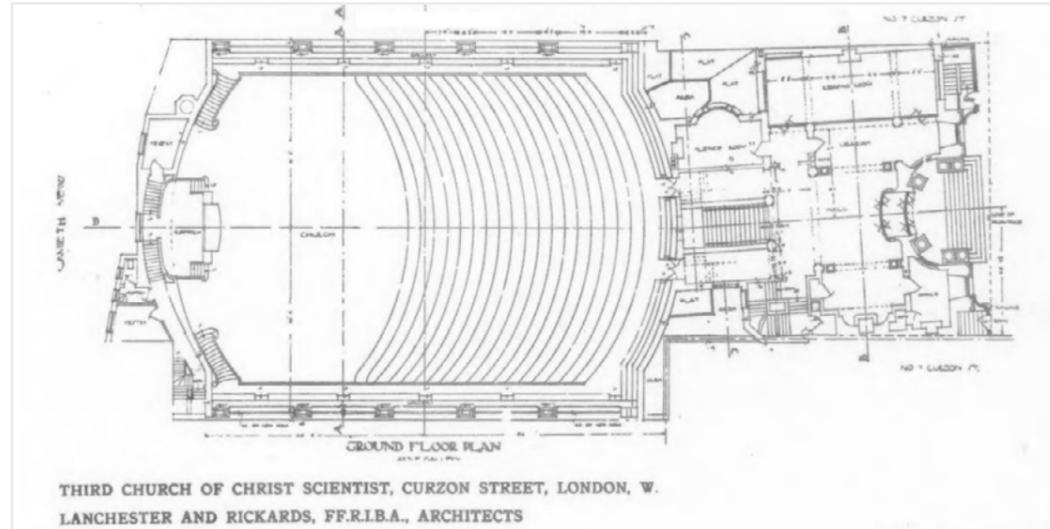
More recently, in 1984, the accommodation was extended to the rear of the property. The original property was replaced with an attractive mixed-use development that incorporated offices and residential arranged around a central courtyard which are sold off on a Long Leasehold interest. As part of these works, congregation services were moved to a smaller hall, the layout of which is seen at the property today.

## Repositioning Potential

The property is offered with full vacant possession and offers a unique conversion opportunity.

The property offers a superb 'blank canvas' for conversion to a significant number of alternative uses (subject to the necessary consents) including, but not limited to;

- ✘ Church
- ✘ Educational
- ✘ Boutique Hotel
- ✘ Private Members' Club
- ✘ Art Gallery
- ✘ Residential/Serviced Apartments
- ✘ Bar/Restaurant



Church and Educational Original Church Plans (Copyright: The Architectural Review, August 1912)



Original Church Hall Interior (Copyright: The Architectural Review, August 1912)



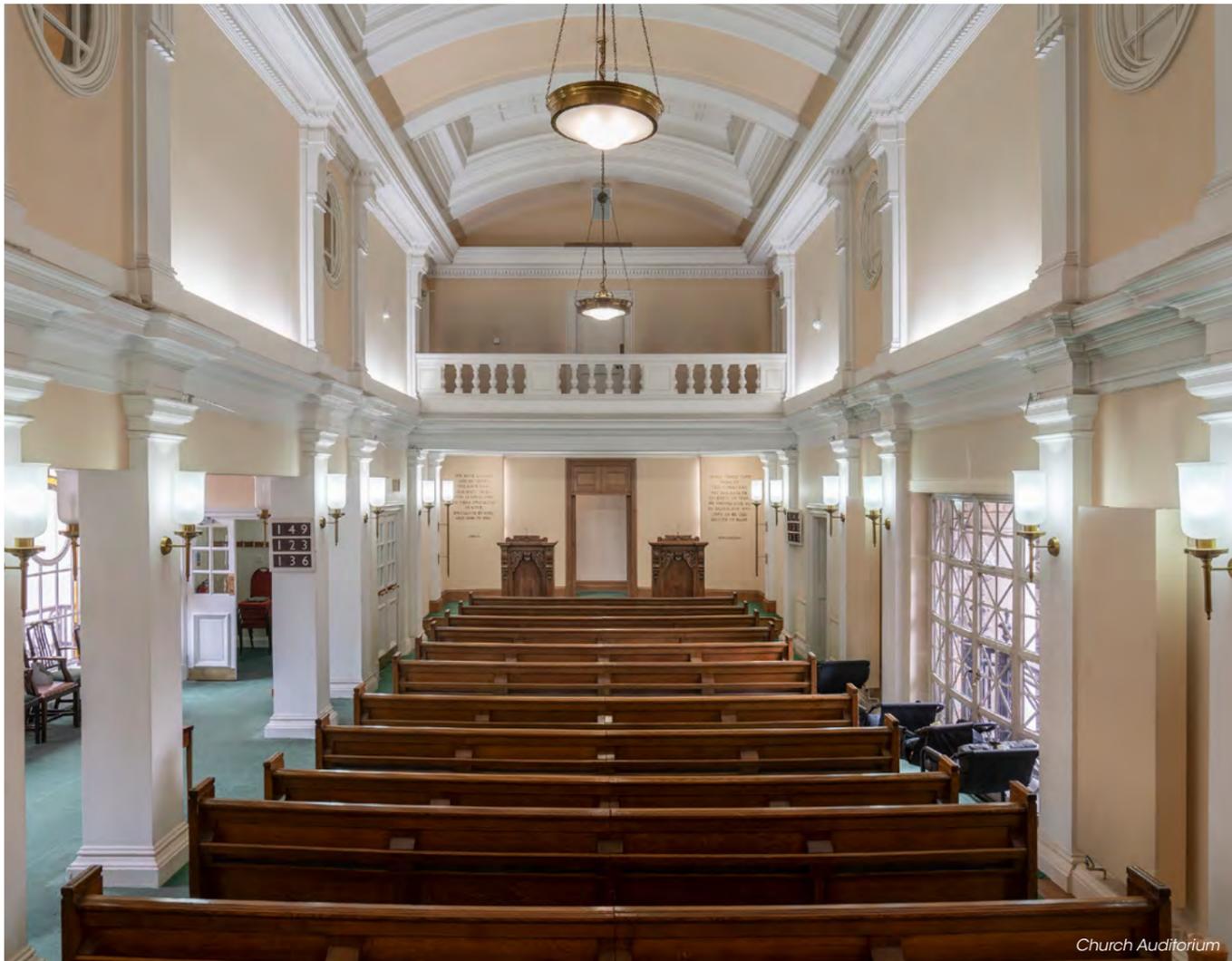
Church Entrance (Copyright: Christian Science, 1926)

Church Entrance (Copyright: Unknown, 1960 - 1970)

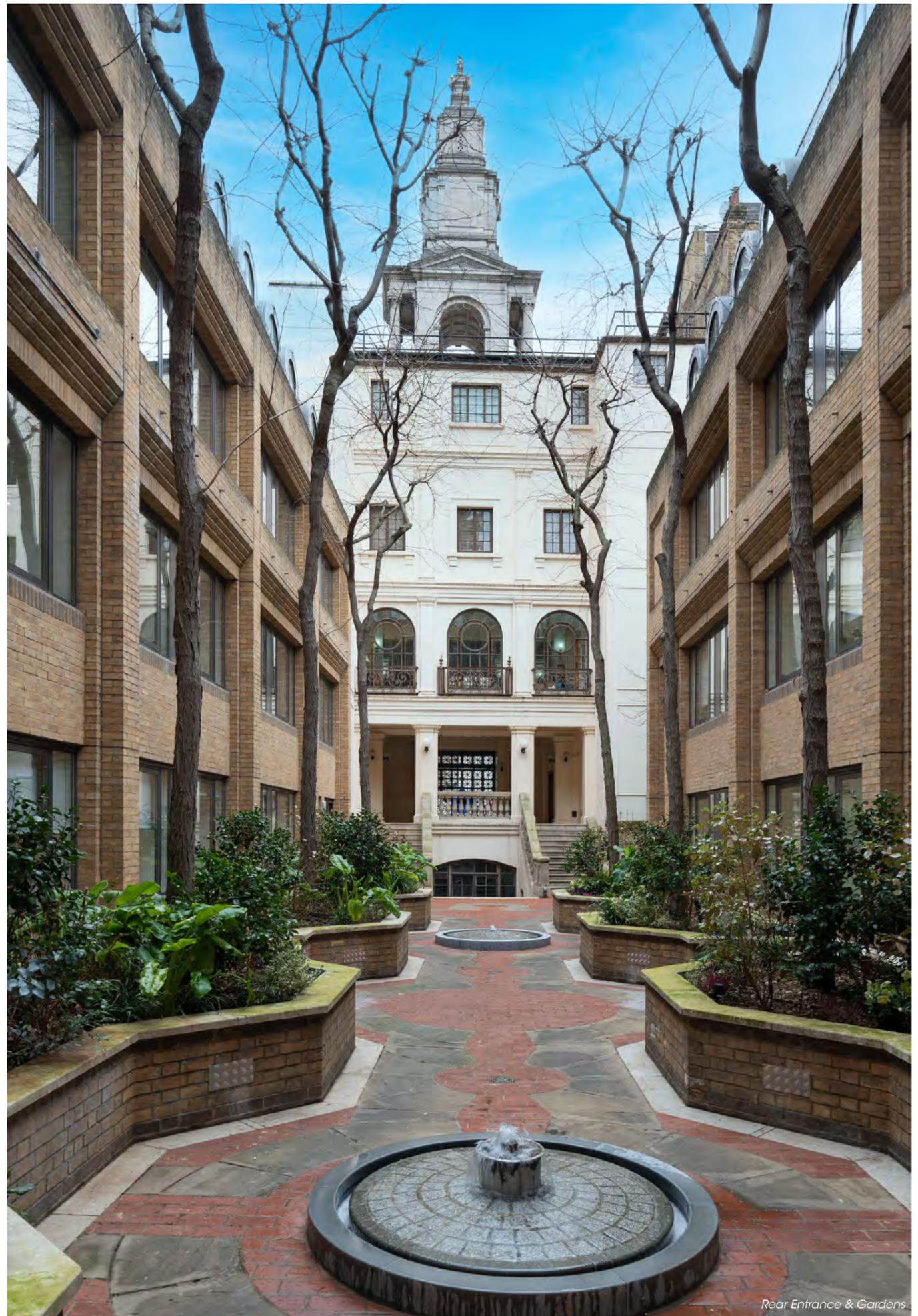




1st Floor Gallery



Church Auditorium



Rear Entrance & Gardens

# Accommodation Schedule

The existing accommodation within the property is arranged over lower ground, ground and four upper floors, totalling 7,661 sq ft (NIA) and 14,318 sq ft (GIA).

The property has been measured by Lane & Frankham in November 2022, in accordance with the Sixth Edition of the Code of Measuring Practice.

Floor	NIA Sq Ft	NIA Sq M	GIA Sq Ft	GIA Sq M
Fourth	-	-	1,140	105.9
Third	1,212	112.6	2,766	257.0
Second	817	75.9	2,535	235.5
First	1,908	177.3	2,437	226.4
Ground	1,368	127.1	1,676	177.5
Lower Ground Mezzanine	-	-	281	26.1
Lower Ground	2,356	218.9	3,483	323.6
<b>Total</b>	<b>7,661</b>	<b>711.8</b>	<b>14,318</b>	<b>1,330.2</b>



Stairwell



Auditorium Plinth



2nd Floor Room



Church Lift



Extensive Lower Ground Floor



Basement Garden Entrance

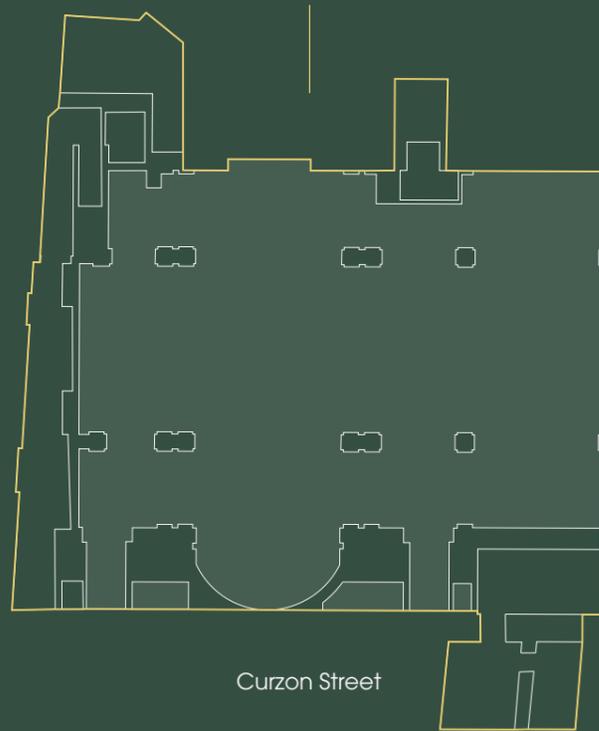


# Floor Plans

14 - 15

## Lower Ground

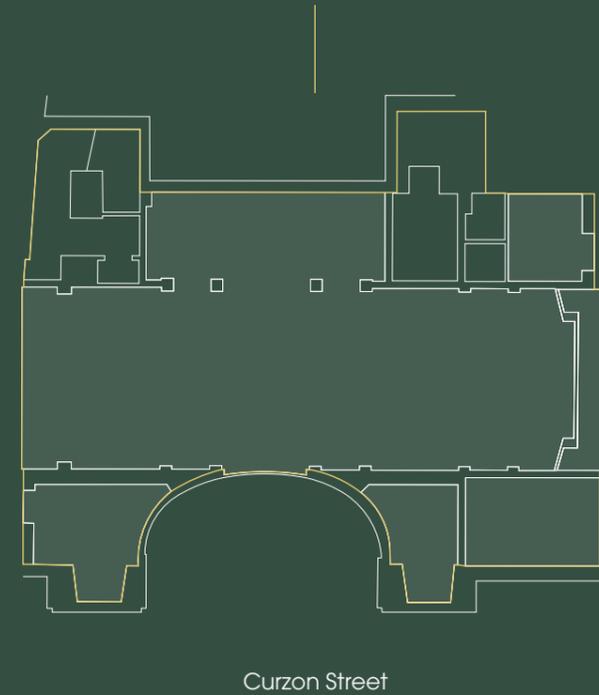
GIA: 3,483 Sq Ft / 323.6 Sq M



# Floor Plans

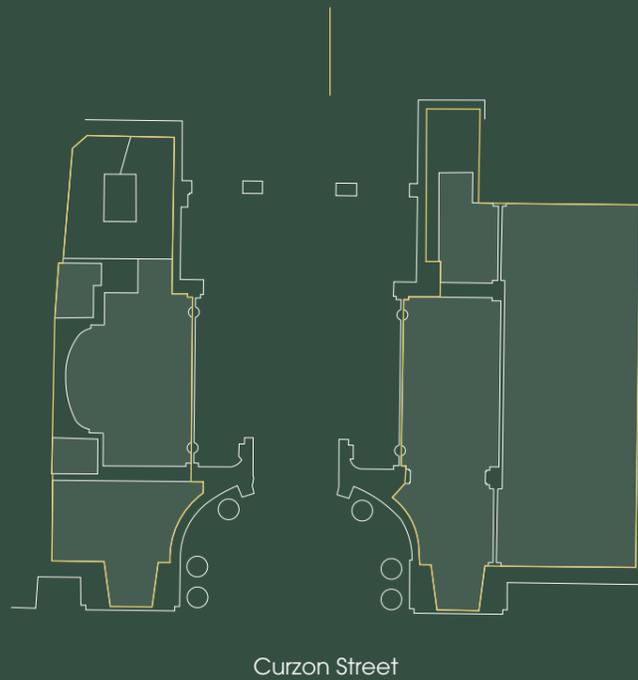
## First Floor

GIA: 2,437 Sq Ft / 226.4 Sq M



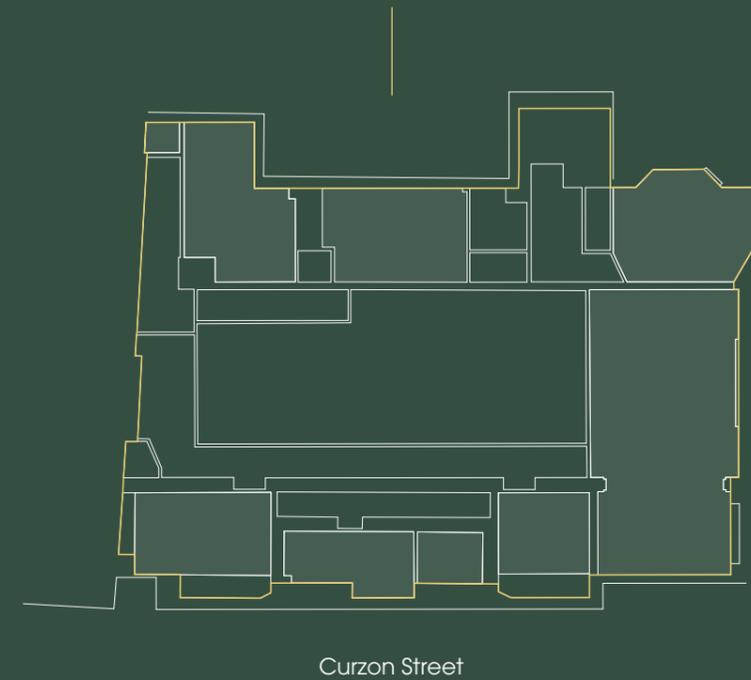
## Ground Floor

GIA: 1,676 Sq Ft / 155.7 Sq M



## Third Floor

GIA: 2,766 Sq Ft / 257.0 Sq M



# Title

The property forms part of the freehold land registered under title number **NGL236919**.

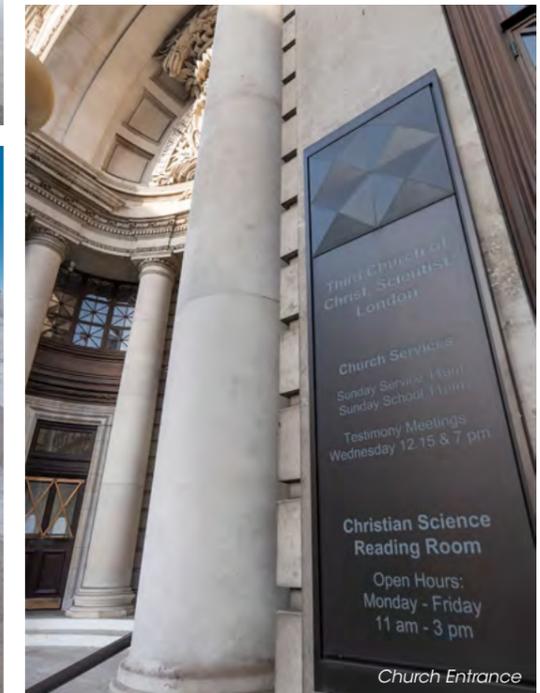
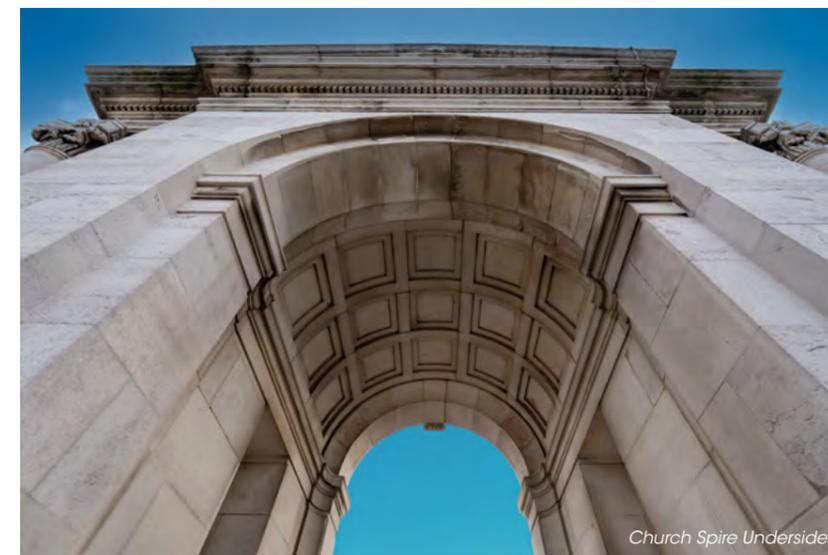
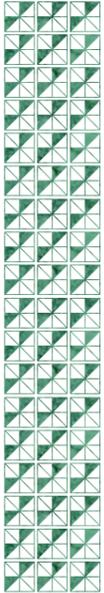
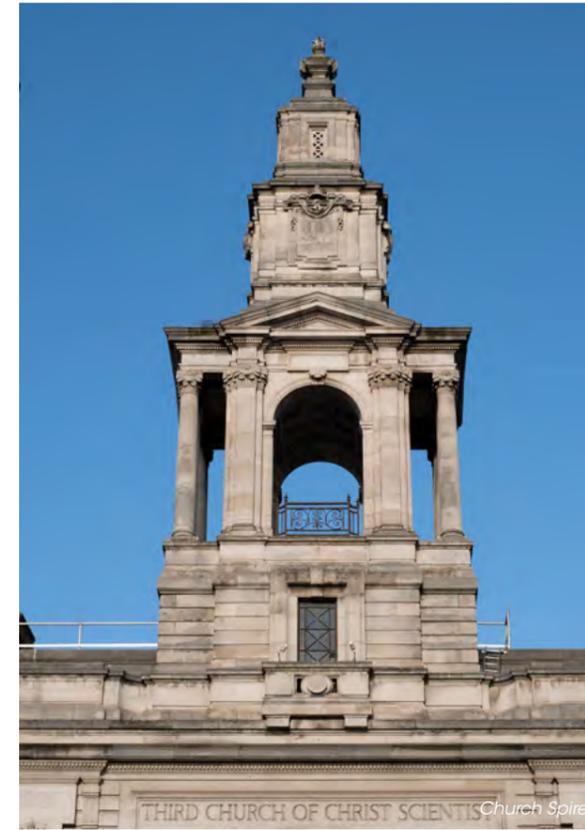
# Tenure

The property is offered with full vacant possession.

North 



16 - 17

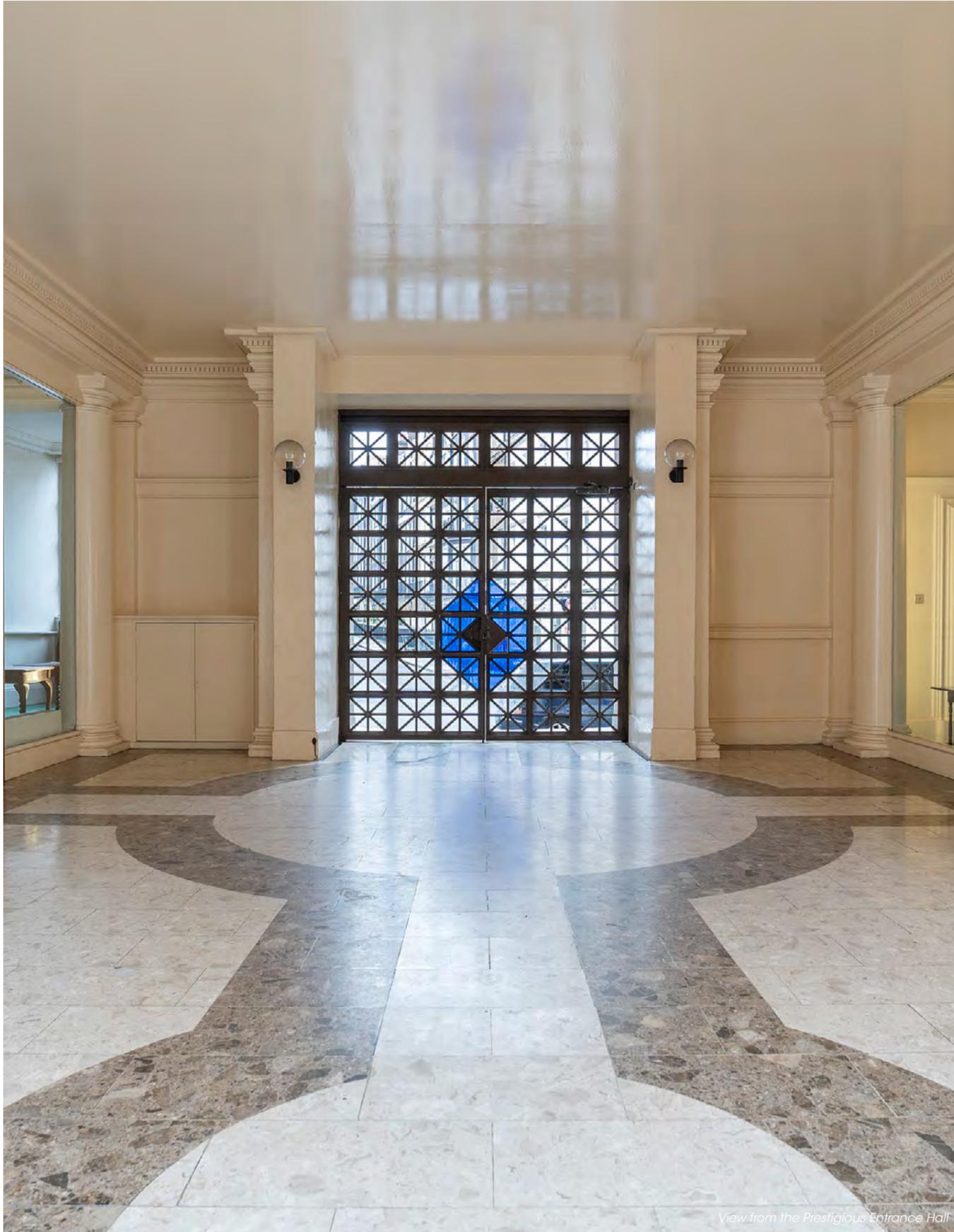


The property is Grade II listed and sits within the Mayfair Conservation Area.

Energy performance certificates are available in the data room.

The property is not elected for VAT.

Offers are invited in excess of £10,000,000, subject to contract and exclusive of VAT. Pricing at this level reflects a low capital value of £1,305 psf.



View from the Prestigious Entrance Hall



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