



GROSVENOR

# 22 Grosvenor Gardens

BELGRAVIA  
LONDON  
SW1W 0DH



# Boutique offices with *decorative interiors* and *lush garden* *views* near Victoria station

This recently renovated period property offers elegant, fully furnished offices in the heart of Belgravia, just a short walk from Victoria Station and overlooking beautifully maintained gardens.

The building features fully furnished private offices, complete with breakout areas, meeting rooms, boardrooms, and phone booths, designed to support productivity and collaboration.



# Key features

Green space is plentiful, with Grosvenor Gardens right on your doorstep and Hyde Park just a 10-minute stroll to the north, providing scenic routes for walking or a lunchtime run.



Concierge services



Podcasting room



Shower facilities



Dog friendly



24/7 access to  
your office



Curated member  
benefits





# Availability

22 Grosvenor Gardens currently has two offices available for immediate occupation: one lower-ground-floor office with eight workstations and one third floor office with 14 workstations.

| LEVEL              | DESKS    |
|--------------------|----------|
| Lower ground floor | 8 desks  |
| Third floor        | 14 desks |



# Lower ground floor

**Workspaces**

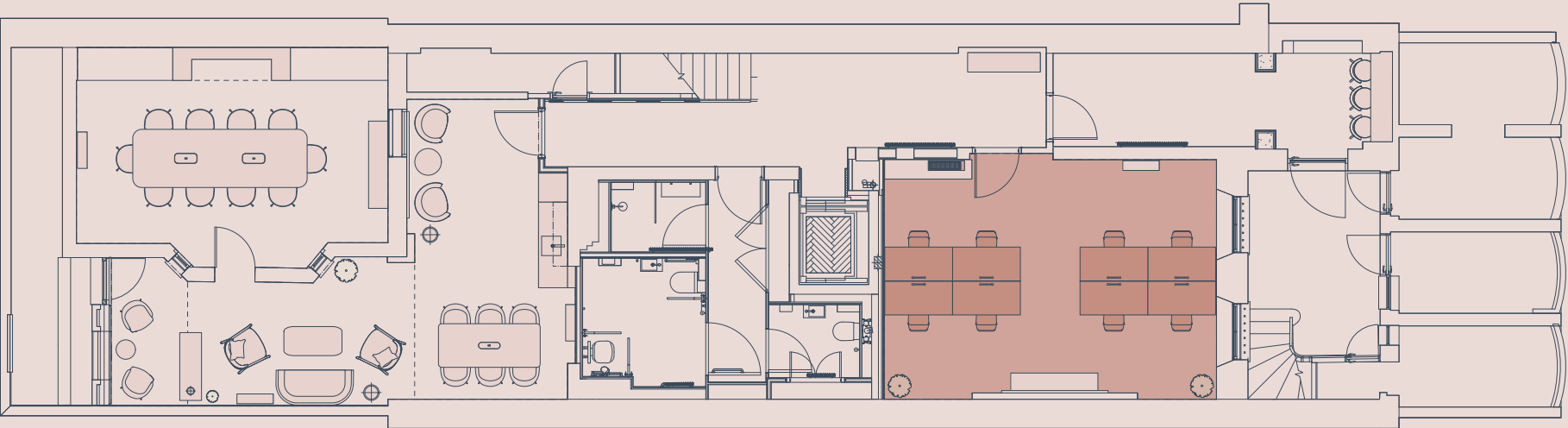
Workstations 8

**Shared facilities**

10-person meeting room

Shared kitchen and breakout area

On-site showers

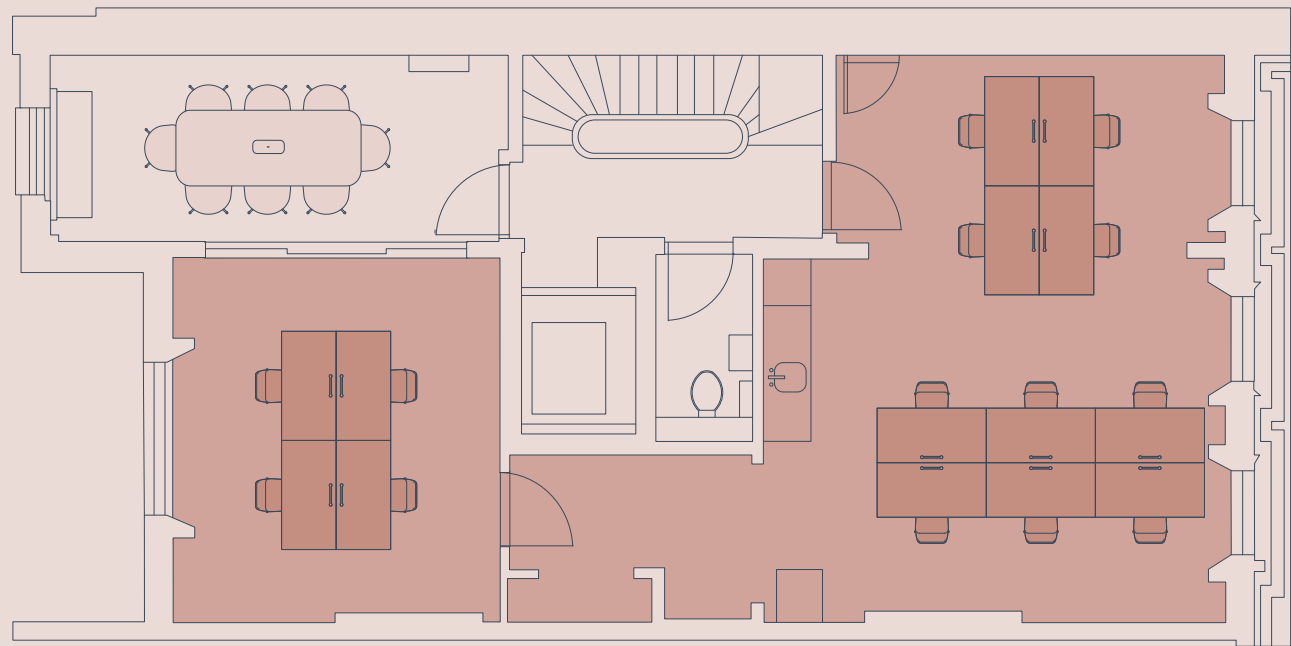


Floor plan not to scale.  
For indicative purposes only.

# Third floor

| Workspaces   |    |
|--------------|----|
| Workstations | 14 |

| Facilities             |  |
|------------------------|--|
| Eight-person boardroom |  |
| Tea point              |  |
| WC                     |  |



Floor plan not to scale.  
For indicative purposes only.

# An unrivalled location

Ideally positioned next to Victoria Station and moments from Belgravia Village, 22 Grosvenor Gardens offers easy access to boutique fitness studios, cafés, and restaurants in Eccleston Yards, with Hyde Park just a 10-minute walk away.



Victoria

08

mins walk

Hyde Park Corner

14

mins walk

22 Grosvenor Gardens



## Local amenities

### Coffee & lunch on-the-go

1. Atis
2. Ole & Steen
3. Common Breads
4. Chestnut Bakery
5. Tomtom Coffee House
6. Hermanos
7. Stullen
8. Joe & the Juice
9. Peggy Porschen
10. Black Sheep Coffee

### Restaurants & bars

1. Wild by Tart
2. The Buttery
3. The Jones Family Kitchen
4. Cornus
5. Amie wine studio
6. Boisdale of Belgravia
7. The Thomas Cubitt
8. The Elizabeth
9. Bone Daddies
10. Casa do Frango

### Gyms & leisure

1. Barry's
2. Psycle London
3. Hotpod Yoga Belgravia
4. Sentiré Pilates
5. Frame
6. Manor
7. White Room Fitness
8. 1Rebel
9. Bodydoctor
10. City Athletic

# Why Grosvenor?

For nearly 350 years, Grosvenor has shaped places through innovation and purposeful investment, creating offices and spaces that reflect shared values and deliver lasting impact for communities and future generations.

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## More than property

We believe great places are defined by more than just buildings, which is why we invest in the character, amenities and people that bring our neighbourhoods to life.

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## Sustainability at our core

We're proud to lead the way in sustainability by setting ambitious environmental goals and ensuring every decision creates positive outcomes for people and the planet.

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## Exceptional locations

Grosvenor properties are found in some of London's most iconic areas, including Mayfair and Belgravia, as well as key regional cities.

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## A partnership approach

We see our occupiers as partners, offering a personal, service-led approach tailored to your needs - from opening a café to moving into a new home.



# Get in touch

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For further property specific information  
and additional listings, please visit  
**ByGrosvenor.com.**

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