# Tiny Pimlico room fetches £52,000 at auction despite lacking residential planning



A diminutive studio in Pimlico, marketed as a one‑bed raised ground‑floor room, sold at auction for £52,000 — a headline‑grabbing figure for central London, but one that masks a material complication for the new owner. According to the auction particulars, the lot changed hands on 29 May 2025 for £52,000; the auctioneer’s brochure also makes plain that the property “does not currently have planning permission for residential use,” a caveat prospective purchasers were explicitly asked to check in the legal pack. (Auction House London described the sale and the planning position in the lot particulars.)

The accommodation is extraordinarily compact. Floorplan measurements reproduced in the auction particulars and press coverage put the main room at roughly 2.06m by 3.25m — about nine square metres (around 92 square feet) — and show a raised kitchenette area and a separate shower. Media reporting noted that the internal width is narrower than the carriages at nearby Pimlico tube station, underlining the extremely constrained living space on offer. Photographs circulated with the listing show a single room fitted with built‑in storage and a small seating area; the auctioneer’s description labels it a raised ground‑floor room with a shower rather than a conventional self‑contained flat.

Financially, the lot carries both promise and caveats for buyers. The auction particulars record the tenure as leasehold on a 125‑year term from 24 June 2007 and state the room is let under an assured shorthold tenancy producing £1,436 per calendar month — about £17,232 a year. That income stream will have been a factor for bidders, but the presence of a sitting tenant and the absence of planning permission for residential use complicate immediate change of use or refurbishment plans. Rightmove, Zoopla and the auction listing all reproduce those tenancy and lease details.

The lack of formal residential planning consent is the most consequential issue. The auction listing itself warned: “We understand that the property does not currently have planning permission for residential use. Please refer to the legal pack for further information. Buyers should rely on their own enquiries.” That phrasing, used by the auctioneer, signals that any purchaser intending to occupy, reconfigure or re‑license the space for long‑term residential use will need to secure the necessary consents — a process that can be uncertain, time consuming and potentially costly in central Westminster conservation areas and period terraces.

Location and presentation help explain why the lot still attracted interest despite its quirks. The room sits within an attractive Victorian mid‑terrace in the Pimlico grid, close to Warwick Square and a short walk from Pimlico and Victoria stations; Savills’ earlier catalogue and the auction particulars emphasised those central Westminster connections. External photographs and the building’s period façade were highlighted in marketing materials, offering the sort of kerb appeal that can belie tiny internal dimensions.

The sale also has an auction‑history footprint. Property records and specialist auction listings show the lot had featured in previous catalogues and sales attempts before the May 2025 disposal, and the auction particulars were reproduced across mainstream property portals. That history may have helped shape market expectations — and the final price — by making clear both the risks (no residential planning) and the immediate cash flow from the assured shorthold tenancy.

For anyone considering a bid on similarly unusual city lots, the lesson is straightforward: check the legal pack and planning history, understand the lease terms and rental arrangements, and factor in conversion or compliance costs. An attractive façade and central postcode can be tempting, but the legal and planning status of a property will determine whether a £52,000 purchase is a bargain or an expensive cautionary tale.

### 📌 Reference Map:

## Reference Map:

* Paragraph 1 – [[2]](https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557), [[6]](https://propertyauctions.io/listings/5fa019ae3583bd0b49ec7494f55726dd), [[1]](https://www.bristolpost.co.uk/news/property/tiny-london-flat-sells-just-10428841)
* Paragraph 2 – [[1]](https://www.bristolpost.co.uk/news/property/tiny-london-flat-sells-just-10428841), [[3]](https://luxurypropertynews.co.uk/bargain-flat-in-central-london-for-just-70000-but-its-narrower-than-a-tube-carriage/), [[2]](https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557)
* Paragraph 3 – [[2]](https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557), [[4]](https://www.rightmove.co.uk/properties/161877191), [[5]](https://www.zoopla.co.uk/for-sale/details/69197660/)
* Paragraph 4 – [[1]](https://www.bristolpost.co.uk/news/property/tiny-london-flat-sells-just-10428841), [[2]](https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557), [[3]](https://luxurypropertynews.co.uk/bargain-flat-in-central-london-for-just-70000-but-its-narrower-than-a-tube-carriage/)
* Paragraph 5 – [[7]](https://auctions.savills.co.uk/auctions/18-june-2024-151/1a-9-cumberland-street-pimlico-london-sw1v-4ls-11638), [[1]](https://www.bristolpost.co.uk/news/property/tiny-london-flat-sells-just-10428841), [[4]](https://www.rightmove.co.uk/properties/161877191)
* Paragraph 6 – [[6]](https://propertyauctions.io/listings/5fa019ae3583bd0b49ec7494f55726dd), [[2]](https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557), [[5]](https://www.zoopla.co.uk/for-sale/details/69197660/)
* Paragraph 7 – [[1]](https://www.bristolpost.co.uk/news/property/tiny-london-flat-sells-just-10428841), [[2]](https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.bristolpost.co.uk/news/property/tiny-london-flat-sells-just-10428841> - Please view link - unable to able to access data
2. <https://auctionhouselondon.co.uk/lot/1a-9-cumberland-street-pimlico-london-sw1v-4ls-293557> - The Auction House London lot page for 1A, 9 Cumberland Street, Pimlico confirms the raised ground‑floor room was offered and sold for £52,000. It records the accommodation as a single room with a shower, measuring about 92 square feet, within a mid‑terrace building arranged over lower ground, raised ground and three upper floors. The listing states the property is leasehold on a 125‑year term from 24 June 2007 and is let under an assured shorthold tenancy producing £1,436 per calendar month (£17,232 per annum). The page also notes the property does not currently have planning permission for residential use, period.
3. <https://luxurypropertynews.co.uk/bargain-flat-in-central-london-for-just-70000-but-its-narrower-than-a-tube-carriage/> - Luxury Property News reports the Pimlico studio at 1A, 9 Cumberland Street was listed with a guide price around £70,000 and described as measuring just nine square metres. The article highlights the floorplan dimensions of 2.06m by 3.25m, noting this makes the interior narrower than a London Tube carriage, and reproduces the auctioneers’ images showing a compact main living area, a raised kitchen area and an unaired separate shower. It also repeats Auction House London’s warning that the property lacks planning permission for residential use and advises buyers to consult the legal pack accordingly.
4. <https://www.rightmove.co.uk/properties/161877191> - The Rightmove listing for 1A, 9 Cumberland Street, Pimlico includes the auction particulars and confirms the property was sold for £52,000 following an online public auction. It repeats the auctioneer’s description of the lot as a raised ground‑floor room with a shower, measuring approximately 92 square feet, and records the leasehold tenure with a 125‑year lease from June 2007. The page highlights its central Westminster location close to Warwick Square, Pimlico tube and Victoria station, mentions the assured shorthold tenancy producing £1,436 per month, and reiterates that the property does not have current planning permission for residential use, as stated.
5. <https://www.zoopla.co.uk/for-sale/details/69197660/> - The Zoopla listing for the Pimlico lot reproduces the auction particulars and shows a guide price of £65,000 with a public auction date. The particulars describe the accommodation as a raised ground‑floor room with a shower, measuring about 92 square feet, located in a mid‑terrace period building. Zoopla records the leasehold term beginning June 2007, the assured shorthold tenancy producing £1,436 per calendar month, and notes the proximity to Pimlico and Victoria stations. The entry repeats the auctioneers’ warning that the property currently lacks planning permission for residential use and advises buyers to consult the legal pack before bidding seriously.
6. <https://propertyauctions.io/listings/5fa019ae3583bd0b49ec7494f55726dd> - PropertyAuctions.io carries a listing and sales history for 1A, 9 Cumberland Street, recording multiple auction attempts and confirming the lot was sold on 29 May 2025 for £52,000 by Auction House London. The entry summarises the accommodation as a raised ground‑floor room in the Pimlico grid, notes the 125‑year lease from June 2007, and lists nearby transport links including Pimlico and Victoria stations. The history shows earlier sales and auction outcomes, and the site reproduces the auction particulars including the tenancy producing £1,436 per calendar month and the advisory that the property lacks planning permission for residential use, as shown.
7. <https://auctions.savills.co.uk/auctions/18-june-2024-151/1a-9-cumberland-street-pimlico-london-sw1v-4ls-11638> - The Savills auction catalogue entry for 1A, 9 Cumberland Street describes the property as a raised ground‑floor room in an attractive Victorian mid‑terrace, positioned near the junction with Clarendon Street in the Pimlico grid. The page highlights the central location with Victoria station less than half a mile away and mentions Pimlico and Sloane Square as nearby transport links. It reproduces the auction particulars regarding tenure and advises prospective purchasers to consult the legal pack for details on planning and other matters. The Savills entry is presented as an earlier catalogue appearance when the lot was marketed at auction historically.