



Lots Road, Chelsea **SW10**

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# Lots Road, Chelsea SW10

This immaculate home has been extensively renovated by the current owners. It has abundant light, high ceilings and chic, high-end finishes throughout. The property comprises a raised ground, first and second floor home with garden and roof terrace, and an independent one bedroom flat at lower ground floor. The raised ground floor hosts an entrance hall, and smart double pocket doors opening to the reception room with feature fireplace. The reception room flows onto the modern kitchen diner, which in turn leads to the garden. The kitchen boasts a large island, perfect for entertaining, and features soft-close drawers, wine fridge, induction hob and dishwasher. There is a pantry cupboard for storage and coffee machine. Floor-to-ceiling windows overlook the garden.



**Guide price:** £2,895,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** D







The first floor hosts two bedrooms and two bathrooms, one of which is an en suite with a large shower. There is a separate laundry cupboard with washer and dryer. The principal bedroom can be found on the second floor. It benefits from impressive high vaulted ceilings and air conditioning, and two sets of triple-glazed patio doors to the balcony. The bedroom gives way to an en suite bathroom with free standing bathtub, shower and double basins and a further bedroom, which could be used flexibly as an office, nursery or dressing room. All bedrooms feature built-in wardrobes and the bathrooms feature underfloor heating.

Stairs from the second floor lead to the roof terrace via an electronic sky door. The roof terrace enjoys impressive views of the Lots Road Power Station, Cremorne Gardens and uninterrupted views of the River Thames.

The lower ground floor flat has its own entrance and hosts a living/dining room, kitchen, double bedroom and en suite bathroom and small patio.

The flat experiences high rental demand, however likewise could be a flexible option for parents, children or friends. The property encompasses three independent outdoor spaces; garden, balcony and roof terrace.

The house benefits from Hive thermostats, high-speed wi-fi connections on each floor, a Ring doorbell and CCTV, and adequate storage throughout. There are three independent boilers and a water tank to ensure excellent water pressure. The property has a good energy performance certificate score, and all windows have been recently replaced.

The property includes three dedicated bin stores, and conveniently the street outside has multiple EV charging points, and bike rental station.

\*Please note this property is offered as Freehold but is registered under three titles on the Land Registry; a freehold title for the entire property, a leasehold title for the lower ground floor flat and a leasehold title for the first and second floors, both of which have 977 years remaining on the lease. There is no service charge payable for either and ground rent is peppercorn for both. Please ensure you seek independent advice for further information.

## Location

This home is located in Chelsea within the charming Lots Village, part of the Royal Borough of Kensington and Chelsea.

This home has an enviable south-facing location directly opposite Cremorne Gardens, guaranteeing unobstructed views of the river and the spectacular London skyline.

The Thames path provides excellent walking, jogging and cycling routes along the Chelsea Embankment and there are plenty of green spaces within easy reach including Battersea Park with its lakeside cafe and wide range of sporting facilities.

The extensive regeneration of the power station and the newly launched luxury Chelsea Waterfront development brings added excitement to the area.

Adjacent, the vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars, as well as excellent schools.

The Fulham Road is also conveniently located, with its array of supermarkets and cafes.







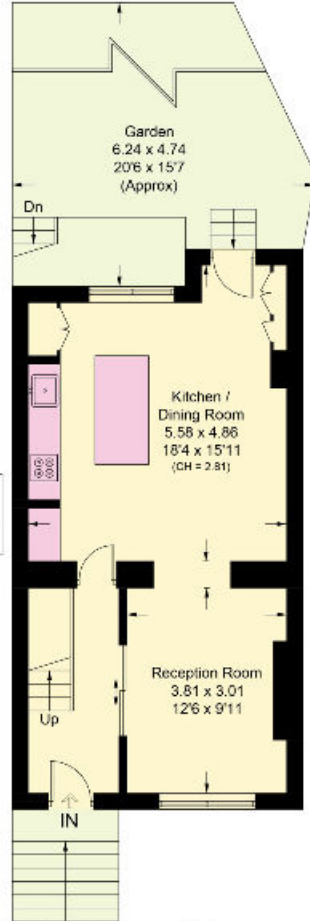
# Lots Road, SW10

Approximate Gross Internal Floor Area  
175.9 sq m / 1893 sq ft

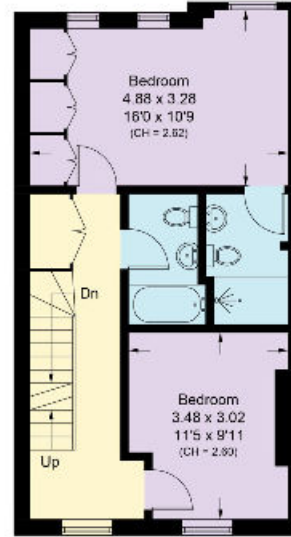
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



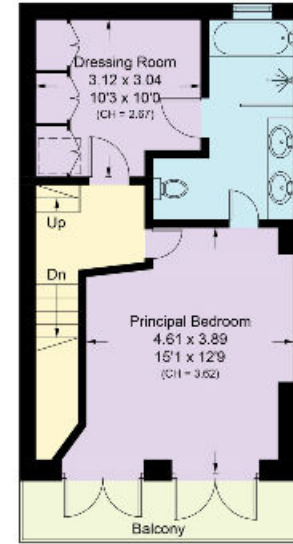
**Lower Ground Floor**  
Approximate Area = 41.6 sq m / 448 sq ft



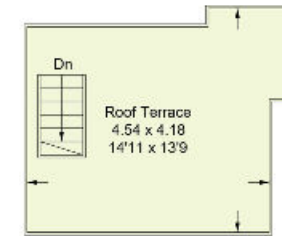
**Raised Ground Floor**  
Approximate Area = 46 sq m / 495 sq ft



**First Floor**  
Approximate Area = 45.2 sq m / 486 sq ft



**Second Floor**  
Approximate Area = 40.8 sq m / 439 sq ft  
Including Limited Use Area  
(0.6 sq m / 6 sq ft)



**Third Floor**

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Particulars dated September 2024. Photographs and videos dated September 2024.

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