



Lawrence Street, London **SW3**

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# Lawrence Street, London SW3

This immaculate, two bedroom duplex apartment is situated over the first and second floors of an impressive, red brick building on Lawrence Street. Located within the heart of Old Chelsea, the building was completely restored in 2016 and the apartment is beautifully presented throughout and offers a wonderful balance of entertaining space and bedroom accommodation.

The accommodation includes a spacious, open-plan reception room and kitchen with integrated appliances on the second floor. This impressive room features high ceilings, has an abundance of natural light and is ideal for entertaining.



**Guide price:** £1,395,000

**Tenure:** Leasehold: approximately 989 years remaining

**Service charge:** Please note we have been unable to confirm the current service charge or review period. You should make your own enquiries \*\*

**Ground rent:** We have been unable to confirm the current ground review or review period \*\*

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

**Council tax band:** G



The bedrooms are laid out over the first floor, creating a lovely separation, similar to that of a traditional house. The principal bedroom offers extensive fitted wardrobes and is served by a sleek en suite bathroom, with a further double bedroom and a guest shower room completing the accommodation.

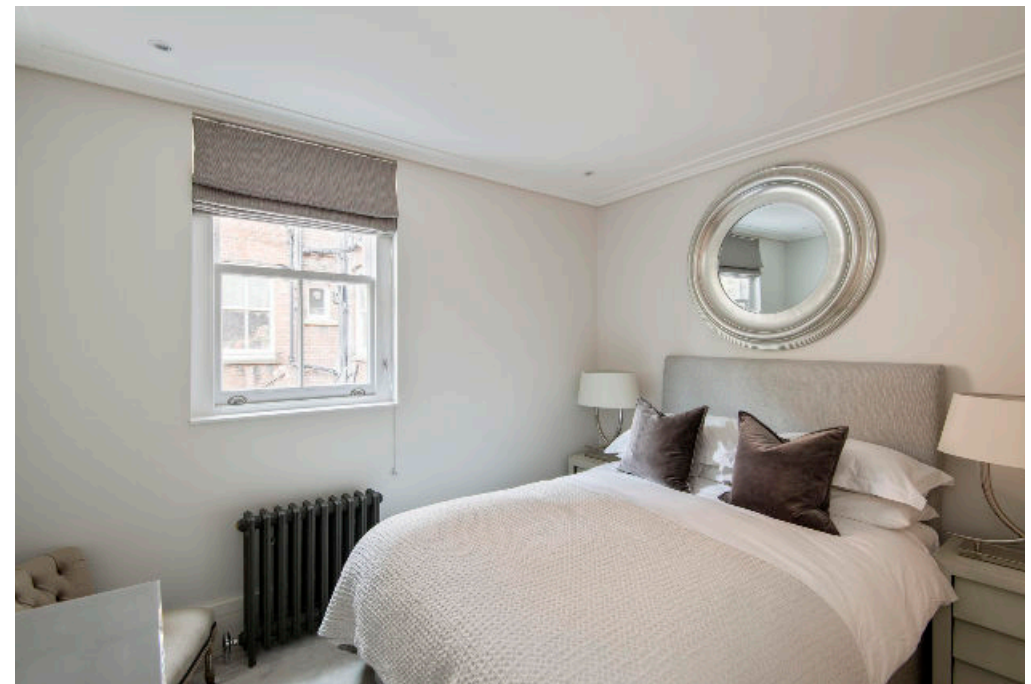
## Location

Located moments from Kings Road, on idyllic Lawrence Street, this home is ideally situated for the stylish shops, bars and restaurants which the iconic Kings Road has to offer.

The Thames Path provides excellent walking and cycling routes along the river and Battersea Park is within easy reach with its boating lake, lakeside cafes and wide range of sports facilities.

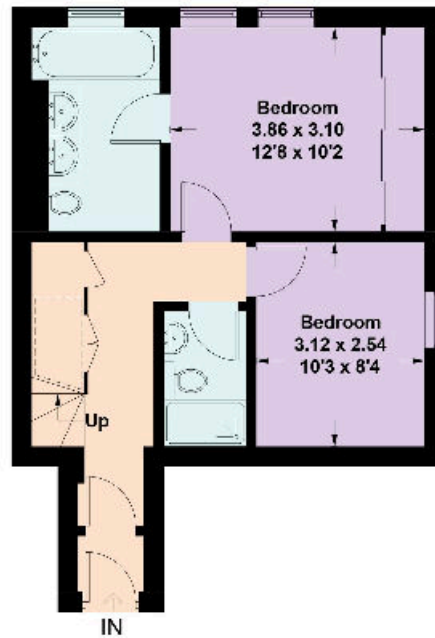
South Kensington Underground Station (Piccadilly, District and Circle lines) is 0.8 miles away and Sloane Square tube station (District and Circle lines) is 0.9 miles away. Both Kings Road and Chelsea Embankment are served by a regular bus service

\*All distances and times given are approximate.

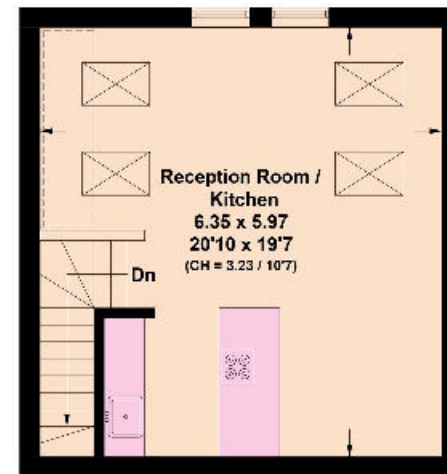


# Lawrence Street, SW3

Approximate Floor Area = 78.6 sq m / 846 sq ft  
Including Limited Use Area (4.2 sq m / 45 sq ft)



**First Floor**



**Second Floor**

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.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated May 2024. Photographs and videos dated July 2021.

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