

# INIGO



## *Lots Road*

LONDON SW10

SOLD

This charming two-bedroom maisonette sits equidistant from the King's Road and the River Thames in historic Chelsea. A short stroll from Chelsea embankment, the maisonette occupies the ground and first floor of a late Victorian townhouse. Arranged over approximately 800 sq ft, the spaces within have been treated sympathetically for modern living and are complemented by a tranquil outdoor terrace.

### *Setting the Scene*

An area pivotal to London's history, Lots Road was the site of both a power and a pumping station. The former was the primary electricity supplier to the London Underground system; the Grade II-listed pumping station sits opposite the home. Nearby, the nearly finished Chelsea Waterfront development will offer a plethora of retail and commercial spaces within close reach, while the historic King's Road is a short stroll away. For more information on the house and surrounding area, please see the History section below.

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### *The Grand Tour*

The apartment is arranged across the ground and the first floor of a well-proportioned Victorian townhouse. The light-filled reception room lies to the front of the plan and is illuminated by a wide bay window, which overlooks the Grade II-listed pumping station. An original cast-iron fireplace provides a focal point to the room; engineered oak floorboards run underfoot, uniting the space's overall aesthetic.

A generous kitchen/dining area sits at the rear of the plan; bathed in natural light, let in by a picture window and French doors, it overlooks the private garden. Simple cabinetry, finished in a pared-back Hague blue, is complemented by brass handles and fixtures. An original terracotta-tiled floor adds both charm and practicality to the space. Ample built-in storage lines the hallway; a useful guest WC on the ground floor has a delightful mosaic floor.

Upstairs, the main bedroom is beautifully proportioned and has two large sash windows overlooking the rear private garden. Bespoke fitted cabinetry provides ample storage space and surrounds a doorway leading to the generously sized main bathroom. The second bedroom lies adjacent and offers an equally well-sized space. Overlooking Lots Road, the room has two large sash windows, bespoke fitted wardrobes, a spacious en suite bathroom and is finished in a soft card-room green.

### *The Great Outdoors*

Access to the private garden terrace is from the kitchen, through double patio doors. A tranquil oasis for both entertaining and a quiet morning coffee, the space offers additional living space in a central location. Designed by TJG Gardens, the garden is home to a fragrant variety of well established plants, including Camelia, Jasmine and Mimosa, alongside large ferns, Hydrangeas and bay trees for added privacy.

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### *Out and About*

Lots Road is brilliantly positioned for all that Chelsea has to offer. The King's Road, with its excellent selection of shops, restaurants and bars, is a few minutes walk away, with Lots Road itself famous for its weekly auctions of both antique and contemporary items. Sloane Square, the Royal Court Theatre and the Serpentine Gallery are close by, along with Battersea Park and Chelsea Physic Garden. The RHS Chelsea Flower Show is held annually on the grounds of the Royal Hospital Chelsea on the Chelsea Embankment.

The Chelsea Waterfront development is within reaching distance to the home and has been named 'the biggest riverside development on the North Bank of the Thames for some 100 years. The development will bolster the immediate area with retail spaces, new homes and a cycle track along the Thames.

Imperial Wharf and Fulham Broadway stations run District and Overground services with excellent connectivity. The A4 provides quick access by car to Heathrow Airport (approximately 35 minutes) and the southwest of England.

Tenure: Share of freehold

Lease Length: approx. 992 years remaining

Service Charge: approx. £800 per annum

Council Tax Band: E



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.