



CLOSE X



RUSSELL SIMPSON

A well-appointed studio maisonette
arranged across two floors in the
heart of Chelsea

KINGS HOUSE STUDIOS
WEST CHELSEA SW10

Kings House Studios

£2,500 P/W



CLOSE X

BEDROOMS 2	INTERNAL 1,194 SQ FT 110 SQM	OUTDOOR 51 SQ FT	FURNISHED STATUS —
BATHROOMS 1		EPC D	COUNCIL TAX E



The Property



CLOSE X

A superb maisonette presented in very good condition across ground and first floor levels. Entering the property on the ground floor, the kitchen is immediately well-considered, featuring fitted light grey cabinetry, a gas cooktop with a stainless steel range hood above, and a glass backsplash that adds brightness to the space. Light wooden flooring runs underfoot, adding warmth to the clean, modern aesthetic. The ground floor also features a generous dining room, bright and well-proportioned, with glass double doors framed by cream curtains that draw light into the space. A circular glass-topped dining table sits beneath a skylight, with light hardwood flooring throughout this level adding to the sense of warmth and continuity. The principal bedroom is on this floor and is a well-proportioned room with carpeted flooring and framed artwork on the walls, creating a calm and restful atmosphere. A staircase with glass panels and light-coloured railings rises to the first floor, where the impressive reception room sits. This is a substantial space featuring two beige sofas, a geometric shelving system on the rear wall, a fireplace with a mounted television above, and a large window with striped curtains that fills the space with light. Built-in shelving to one side displays decorative items, adding a refined, considered quality to the room. The mezzanine level above creates a sense of lofty proportion and scale that distinguishes this property. The second bedroom is on this floor.

img 1

Picture No. 02

img 2

Picture No. 03

The Neighbourhood



CLOSE X

Lamont Road Passage is a quiet residential address in the heart of Chelsea, SW10. The area is well-served by an excellent selection of restaurants, cafés and upmarket boutiques along the nearby Fulham Road and Kings Road, both within easy reach. The open spaces of Eel Brook Common and Brompton Cemetery are a short walk away, while Fulham Broadway and West Brompton stations are within easy walking distance, providing straightforward access across the city.



CLOSE X

Kings House Studios,
Lamont Road Passage, SW10

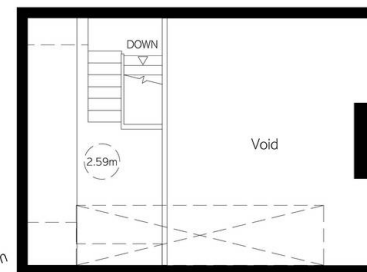
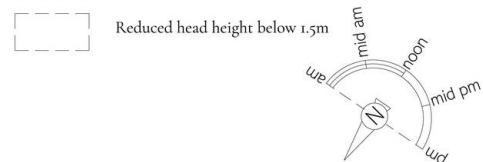
RUSSELL
SIMPSON

Approximate Internal Area
1,194 sq ft/ 111 sq m

Including limited use area
23 sq ft/ 2 sq m

Outside Area
51 sq ft/ 5 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Mezzanine



Ground Floor



**RUSSELL
SIMPSON**

Contact Us

+44 (0) 20 7225 0277

151A Sydney Street
London
SW3 6NT

chelsea@russellsimpson.co.uk



CLOSE X

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. October 2021