



12 Lawn Lane, Vauxhall, SW8 1UD

£7,450,000









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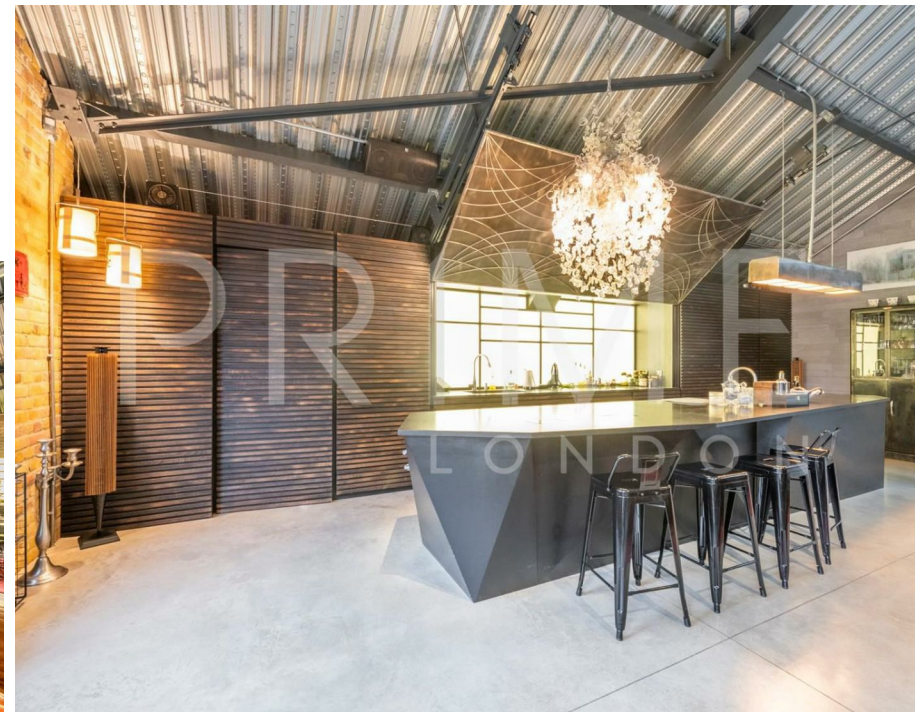
- Magnificent loft
- 3,628.5 sqft (337.1 sqm)
- Two parking spaces
- Four bedrooms, four bathrooms
- Three private roof terraces
- 24 hour concierge and lift access

This truly magnificent loft-style penthouse offers unparalleled industrial elegance, with three expansive private terraces boasting views over Vauxhall Park, and is available for sale through Prime London.

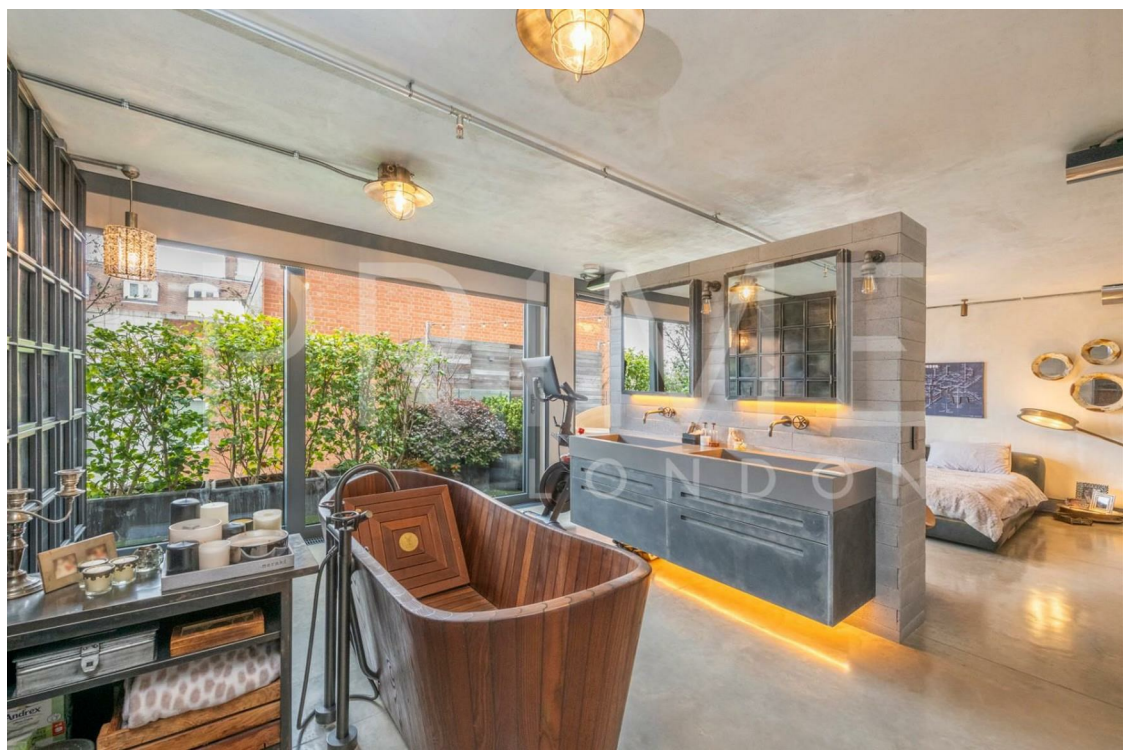
Designed by acclaimed architects Foster Lomas, this one-of-a-kind home spans nearly 3,700 sq ft over two levels, boasting soaring vaulted ceilings, stunning bespoke interiors, and three private terraces. Entering on the third floor, a striking atrium hallway leads to an expansive open-plan kitchen and reception area with soaring 20ft ceilings and vast warehouse-style proportions and a hidden preparation kitchen. The main level features a spacious guest bedroom with rough-render walls, a porthole window to its ensuite shower room, and private roof terrace access.

A dramatic steel staircase leads to the upper floor, where three double bedrooms open onto private terraces. The principal suite includes a luxurious dressing room, semi open-plan ensuite with a handcrafted Estonian teak bath, Italian-tiled shower, double sinks, and a private terrace with city views. One bedroom has an ensuite bathroom, while the other enjoys a sleek shower room.

This penthouse exemplifies craftsmanship and modern convenience, offering acoustic insulation, air conditioning, Lutron lighting, and a weekday concierge service. Embassy Works, a grand warehouse conversion on Lawn Lane, is moments from Vauxhall Station, the River Thames, the American Embassy, Battersea Power Station, and the Houses of Parliament.











## Floor Plans



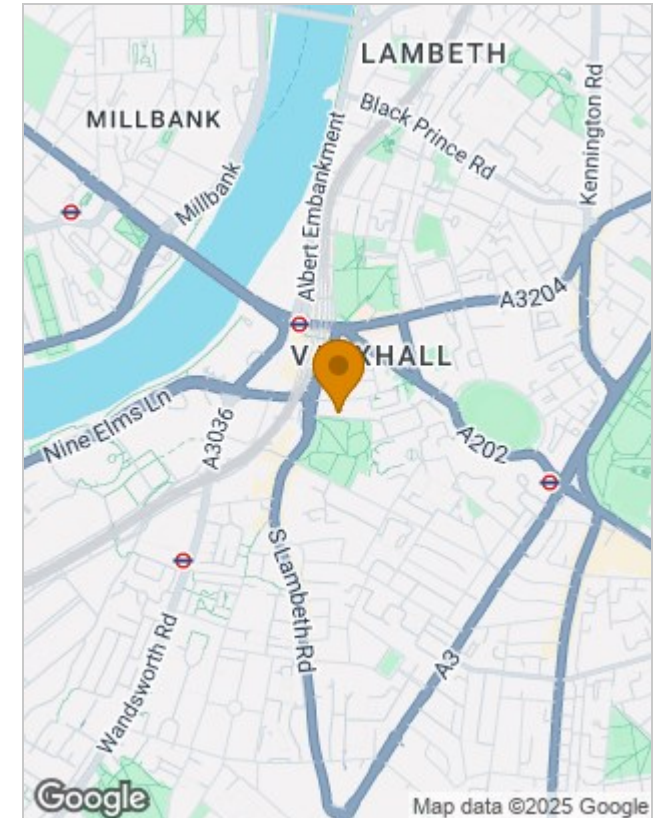
## Viewing

By appointment. Contact us if you wish to arrange a viewing appointment for this property, or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

