

IRIS STUDIOS

Kensington

Discrete,
self-contained
commercial premises
suitable for investors
and owner occupiers



Architecture by Found Associates. Photography by Hufton & Crow.



Investment Summary

A unique opportunity to acquire a fully detached building in a private Chelsea setting

- Exceptional freehold property, boasting a striking warehouse style design in a secluded mews location
- Situated within the prestigious London Borough of Chelsea, just a 10-minute walk from The Kings Road
- Rare, permitted Class E use accommodation within a highly affluent residential submarket
- Highly versatile accommodation, currently operated as a photography studio with the potential to be adapted to a range of uses
- Meticulously designed by Found Associates, a RIBA award-winning practice involved with Selfridges, Harrods, Saks Fifth Avenue, Givenchy and Diageo
- Strategically located near key transportation hubs including West Brompton, Earl's Court, and Fulham Broadway stations
- Offered with vacant possession, presenting a compelling opportunity for investors and owner occupiers
- Comprising 3,483 sq ft (324 sq m) of accommodation over the lower ground, ground and mezzanine floor, with additional tenant amenity including shower facilities, client facing reception, kitchenette, and outdoor space

Offers are invited in excess of **£4,850,000**, subject to contract and exclusive of VAT.



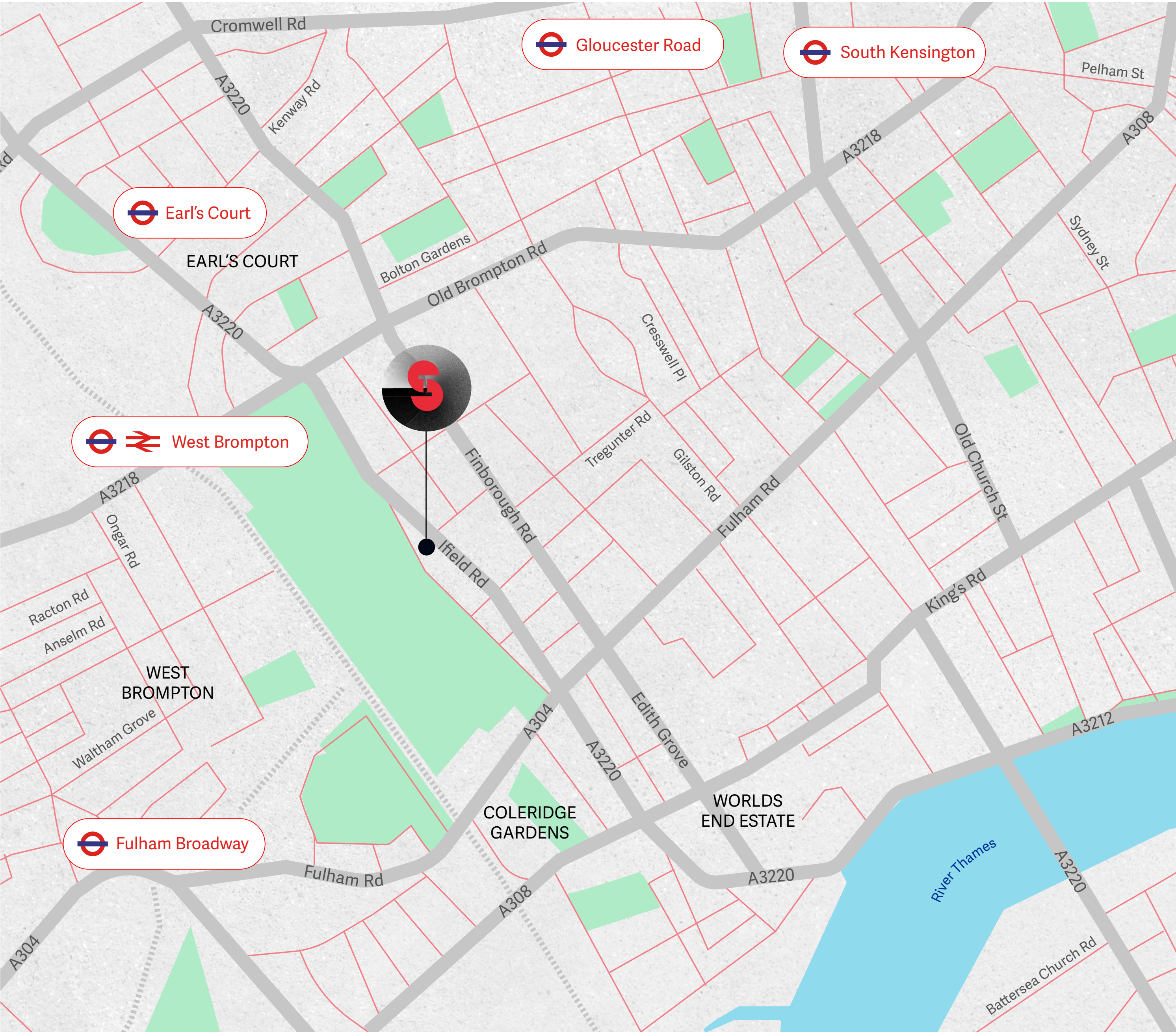


Location

IRIS Studios is located in the Royal Borough of Chelsea, a prestigious area of London which hosts The King's Road, Saatchi Gallery, and the famous annual Chelsea Flower Show.

The immediate area offers a variety of local amenity, including David Lloyd Fulham, the Finborough Theatre, and London's sole Michelin-starred pub, The Harwood Arms.

Accessed via Ifield Road, the property is situated on Adrian Mews, a charming, cobbled street offering a tranquil and private setting.



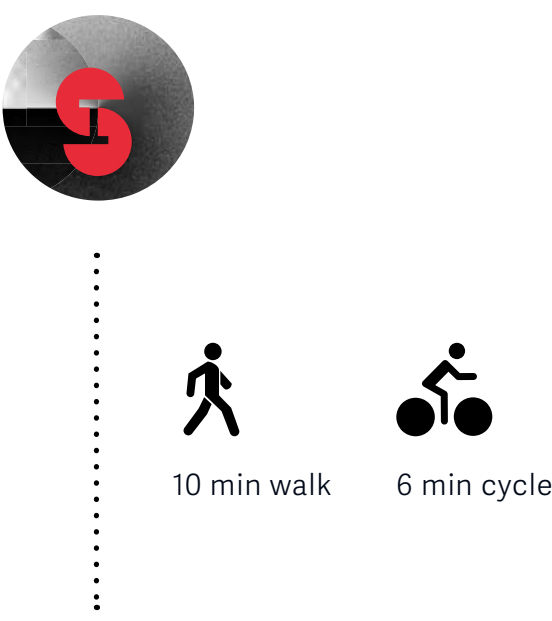


The Boltons Conservation Area



IRIS Studios benefits from being in The Boltons Conservation Area within the Royal Borough of Kensington and Chelsea, an internationally esteemed location which is dominated by grand stucco fronted houses on some of London’s finest addresses. In a predominantly residential setting, IRIS Studios stands out as a rare commercial property in this exclusive location.

Connectivity

IRIS Studios is conveniently located just a ten-minute walk from West Brompton Station, offering excellent connectivity into central London and across the capital, making it a desirable location for both residents and businesses.



West Brompton

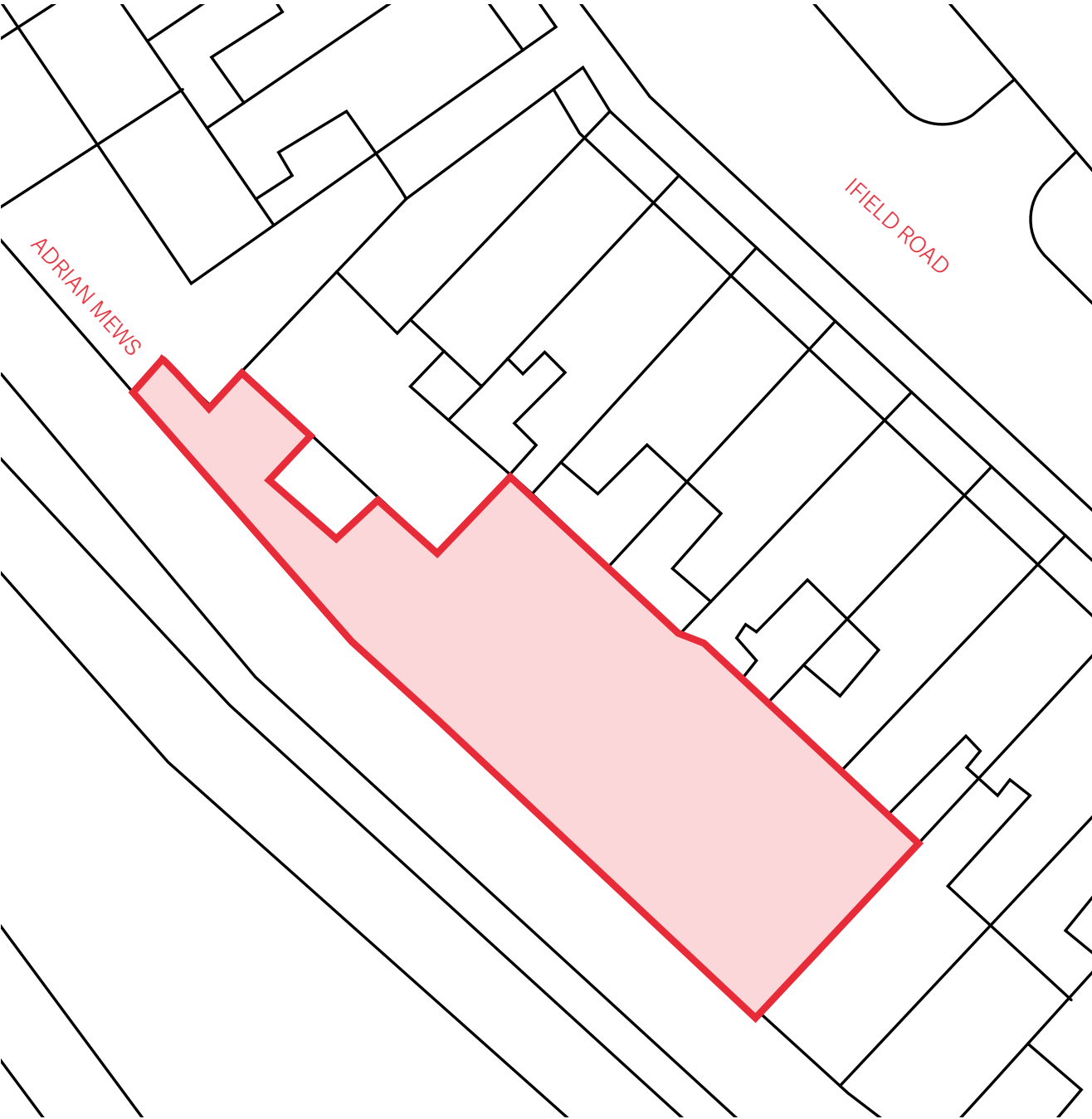
 District Line	 Mildmay Line
Earl’s Court 1 min	Kensington (Olympia) 3 mins
South Kensington 6 mins	Shepherd’s Bush 6 mins
Victoria 10 mins	Clapham Junction 7 mins
Embankment 13 mins	Willesden Junction 17 mins
Blackfriars 19 mins	West Hampstead 22 mins



Floor Areas

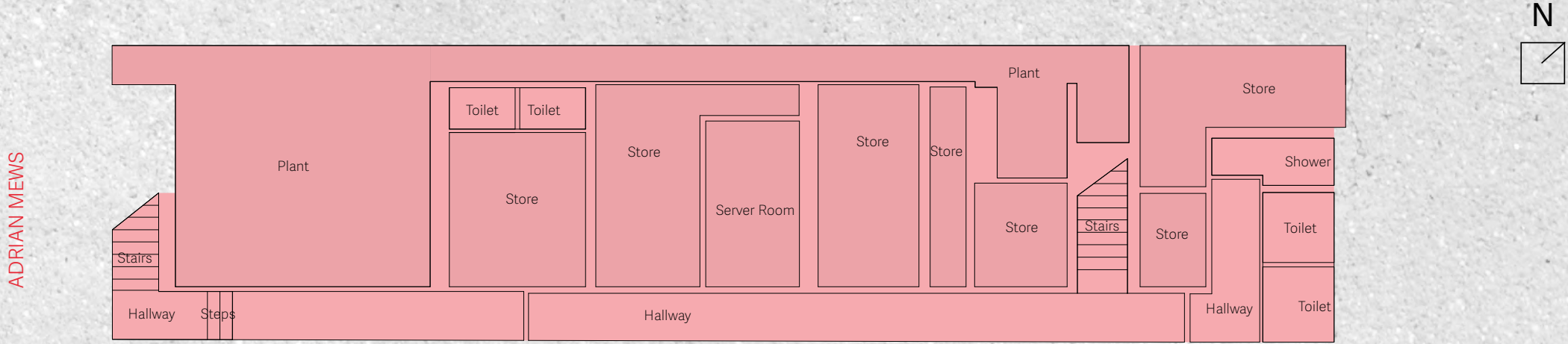
The property has been measured by Lane & Frankham in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor	NIA sq ft	GIA sq ft
Mezzanine	864	934
Ground	2,053	2,302
Basement	566	1,593
Total	3,483	4,829



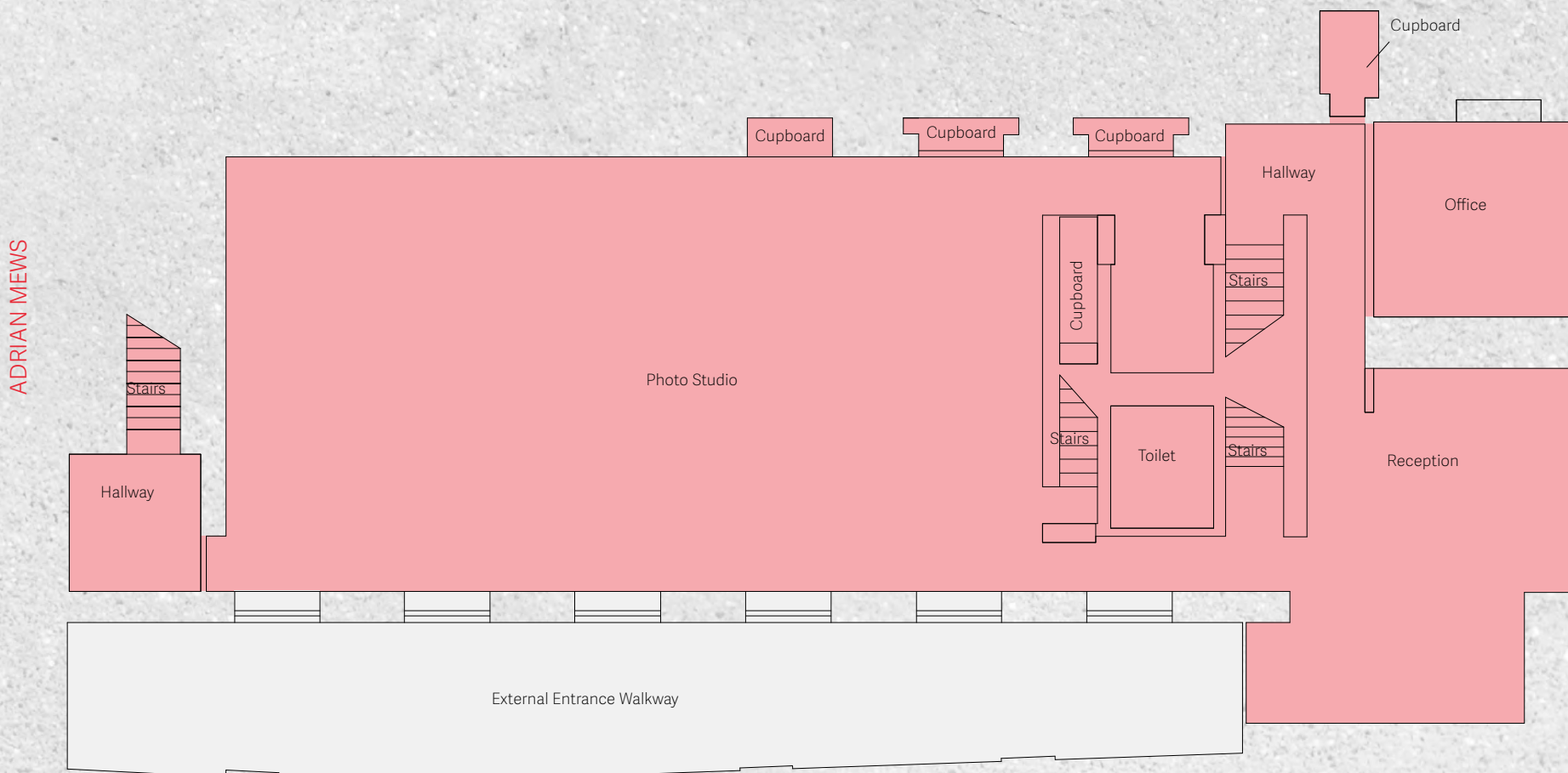
Basement

566 sq ft



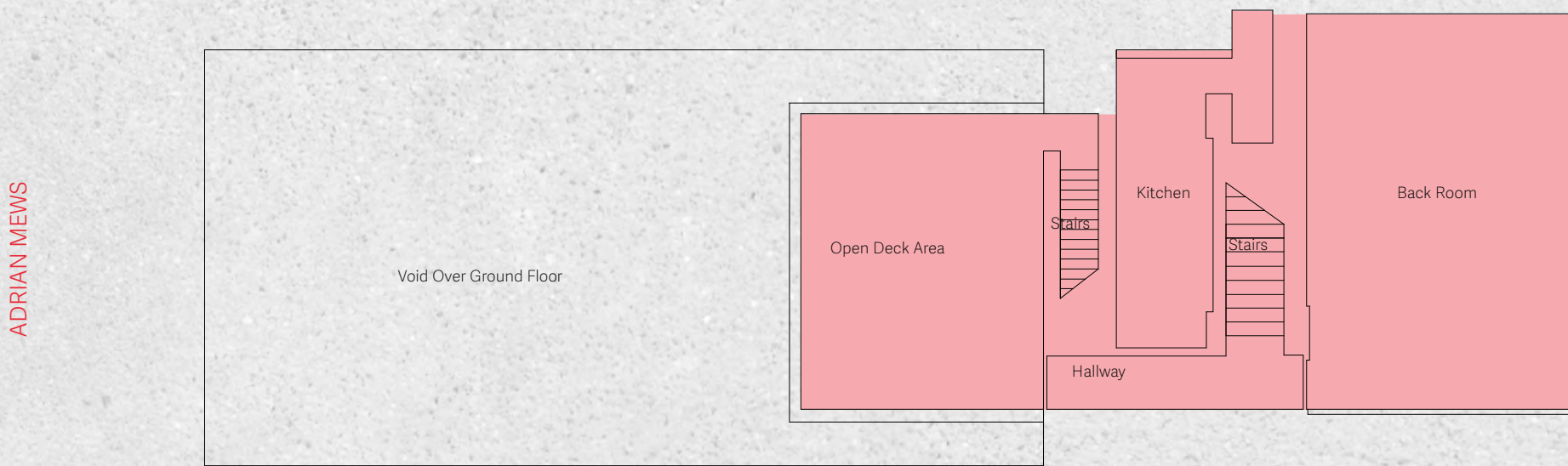
Ground

2,053 sq ft



Mezzanine

864 sq ft



IRIS STUDIOS

Further Information

Planning:

The property is located in the Royal London Borough of Kensington and Chelsea. It is not listed but it lies within The Boltons Conservation Area.

VAT:

We understand the property has been elected for VAT.

EPC:

B

Proposal

Offers are invited in excess of **£4,850,000**, subject to contract and exclusive of VAT.

Tenure

The property is held under title number LN241720.

Contact

For further information, or to arrange an inspection, please contact joint sole agents Knight Frank & FG Consultants:



Peter Humphreys

peter.humphreys@knightfrank.com

+44 (0)7790 344 134

+44 (0)20 3967 7185

Lucy Harris

lucy.harris@knightfrank.com

+44 (0)7976 666 926

+44 (0)208 176 9813

fgconsultants

Patch Lister

patch.lister@fgconsultants.com

+44 (0)7748 846 860

Knight Frank and FG Consultants for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Knight Frank or FG Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. All areas quoted are approximate. March 2025