



Stadium Street, London **SW10**

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This spacious, inviting and elegant home has been designed and renovated to a superb standard.

The ground floor hosts a smart reception room with cornicing, bay window and marble fireplace. It leads into a spacious central hallway/dining room, featuring an entire wall of bespoke, semi-concealed, full-height storage cupboards.

At the rear of the ground floor is a large, light, fully equipped family kitchen with an Aga, electric oven, induction hob, two dishwashers and ample space for a 10-seater refectory table. There is also a separate pantry/prep kitchen.



Guide price: £2,750,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G





The bright, spacious principal bedroom can be found on the first floor and is well-equipped with built-in wardrobes. It leads into an en suite bathroom with a bespoke marble-topped vanity, shower and free-standing bath.

A well-appointed study (which could be used as a sixth bedroom) and a guest WC are also on this floor.

The second and third floors host two double bedrooms and a family bathroom each, making this a well-proportioned family home.

In addition to the south-facing courtyard garden, the large south-facing roof terrace is an excellent entertaining space.

The house further benefits from CAT 6 cabling throughout. Furthermore, the windows were replaced in 2022 and came with a five-year warranty.

Location

Lots Village is located close to the River Thames and offers spectacular views of the London Skyline. The Thames Path provides excellent walking and cycling routes and Battersea Park is within easy reach with its boating lake, lakeside cafes and wide range of sports facilities. This location makes for fantastic dog walks along the river and across Battersea Bridge.

This home is located near the exciting Chelsea Waterfront development. Lots village has benefitted from an extensive regeneration project, by way of the conversion of the Powerhouse.

The vibrant Kings Road provides a broad selection of luxury and boutique shops, restaurants and bars. Fulham Road is also conveniently located, with its array of supermarkets and cafes.

- Gloucester Road Underground Station (District and Piccadilly lines) is 0.5 miles away
- South Kensington Underground Station (Circle, District and Piccadilly lines) is 0.7 miles away
- Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.7 miles away
- West Brompton Station (District line and Overground) is 0.8 miles away.

*All distances are approximate.







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Approximate Area = 184.0 sq m / 1980 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)

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.



Ground Floor

Approximate Area
57.5 sq m / 619 sq ft

First Floor

Approximate Area
47.7 sq m / 513 sq ft

Second Floor

Approximate Area
48.7 sq m / 503 sq ft

Third Floor

Approximate Area
32.1 sq m / 345 sq ft
Including Limited Use Area
(1.6 sq m / 17 sq ft)

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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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