



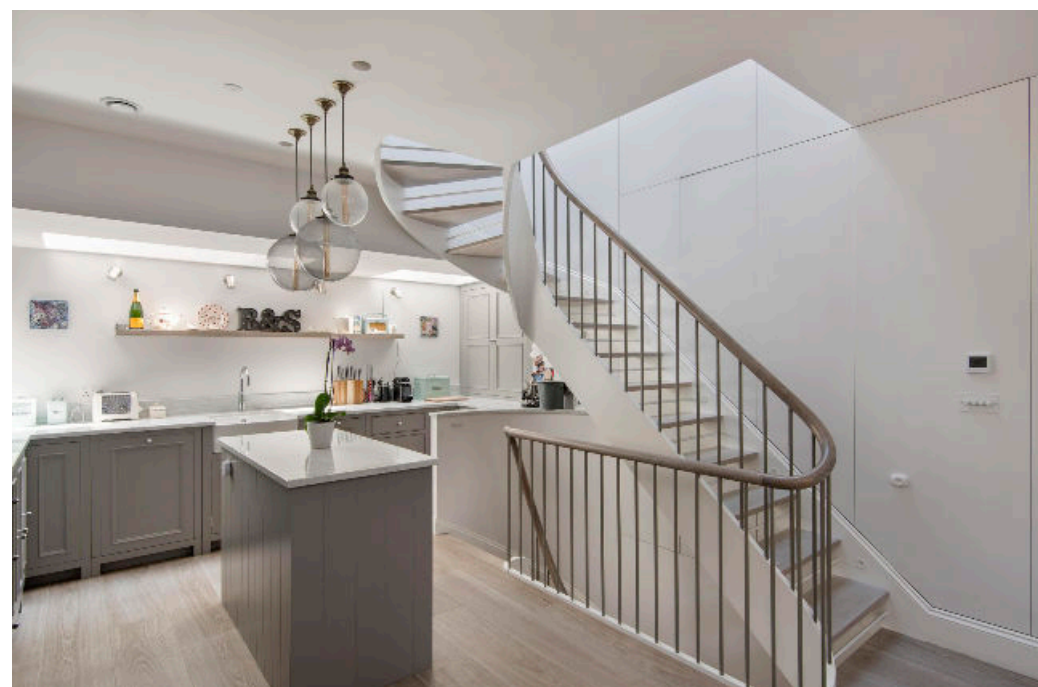
Lawrence Street, London **SW3**



Lawrence Street, London **SW3**

The accommodation includes a superb, open-plan reception room/kitchen, which features elegant ceramic flooring and a Neptune kitchen, which offers an abundance of storage/ worktop space and sleek integrated appliances. This room is perfect for entertaining and accommodates plenty of space for a dining table.

The positioning of the beautiful, intricately designed staircase further adds to the feeling of space and there is a wealth of fitted storage throughout the house.



Guide price: £1,750,000

Tenure: Freehold

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G

A skylight on the top floor attracts superb natural light into the house and the principal bedroom suite spans the entire first floor. The bedroom offers a tranquil outlook over Lawrence Street, benefits from fitted wardrobes and is served by a beautifully appointed bathroom, which features a roll-top bath and a separate shower. Downstairs, there is a spacious sitting room, which could also serve as a second bedroom if preferred, as it is served by an en suite shower room and utility space.

Location

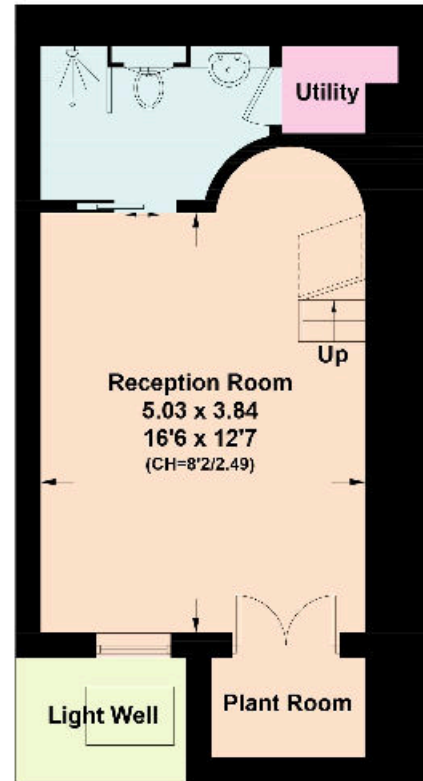
Located moments from Kings Road, this home is ideally situated for the stylish shops, bars and restaurants which the iconic Kings Road has to offer. The wide open spaces of Battersea Park are within easy reach, boasting a gorgeous boating lake and lake-side cafes, with a wide range of sports facilities. South Kensington Underground Station (Piccadilly, District and Circle lines) is approximately 0.9 miles away and Sloane Square tube station (District and Circle lines) is approximately 1 mile away. Both Kings Road and Chelsea Embankment are served by a regular bus service and the Thames Path provides excellent walking and cycling routes.



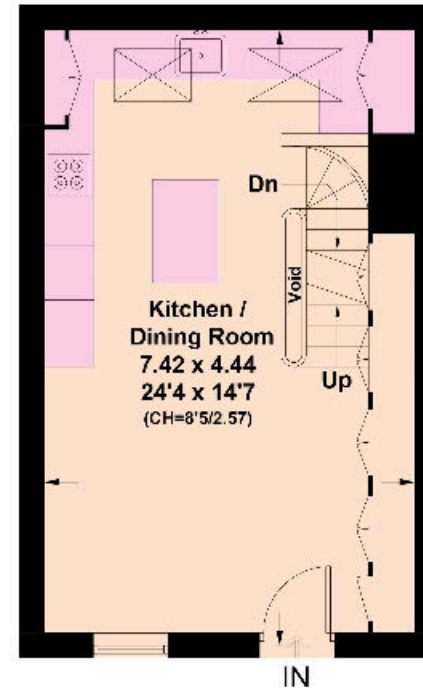
Lawrence Street, SW3

Approximate Gross Internal Floor Area
87.5 sq m / 942 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.

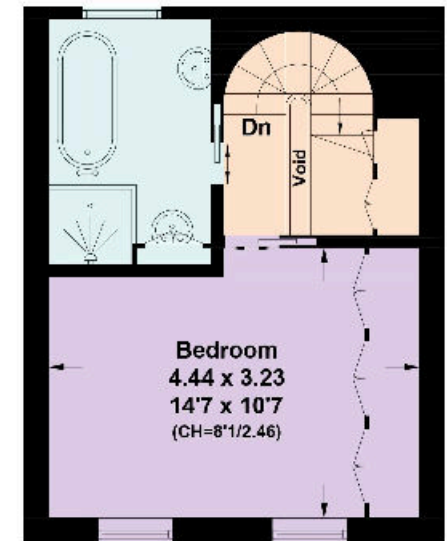


Lower Ground Floor



Ground Floor

= Reduced head height below 1.5m



First Floor

Knight Frank
Chelsea
352A Kings Road
London
SW3 5UU
[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more
Claire Mengham CA
020 3978 2462
claire.mengham@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2024. Photographs and videos dated January 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.