

AVENUE STUDIOS

LONDON, SW3





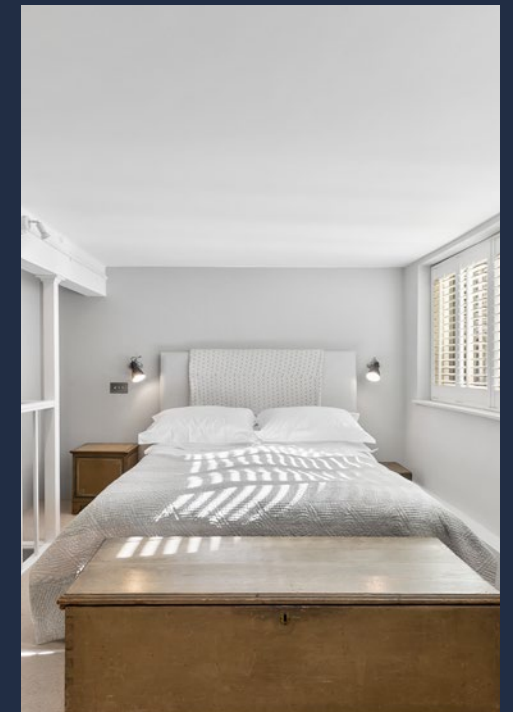
An exquisite and unrestricted Artist's Studio in Sydney Close, tucked discretely (secure barrier) behind Fulham Road is a short walk to South Kensington underground station. This unique and incredibly special home boasts wonderful volume and light throughout and presented in excellent order and benefits from private off street parking and a private street entrance.

This rare gem of a home has fabulous character and a complete "one off" within the market and being offered with an unrestricted residential long leasehold.

Avenue Studios is a location of fascinating historical interest, allegedly the site of Henry VIII stables, and from 1850 used by Baron Carlo Marchetti, Queen Victoria's favourite sculptor, as his studio and foundry, who with Sir Edwin Landseer, cast the lions at the base of Nelson's Column. Sir Alfred Gilbert, sculptor and goldsmith, sculpted Eros in his studio. He was a pupil of Joseph Boehm who worked in Avenue Studios where Queen Victoria and her daughter, Princess Louise, were visitors.



Circa 1870, the spaces were divided into smaller spaces and such illustrious artists/sculptors as Charles Lutyens, Joseph Boehm, C. E. Halle, Poynter, John Singer Sargent and Whistler lived/worked there and even the Suffragettes operated a secret press from the cellar of number 5. The name of the enclave, Sydney Place, derives from Viscount Sydney, a trustee of Henry Smith's Charity.





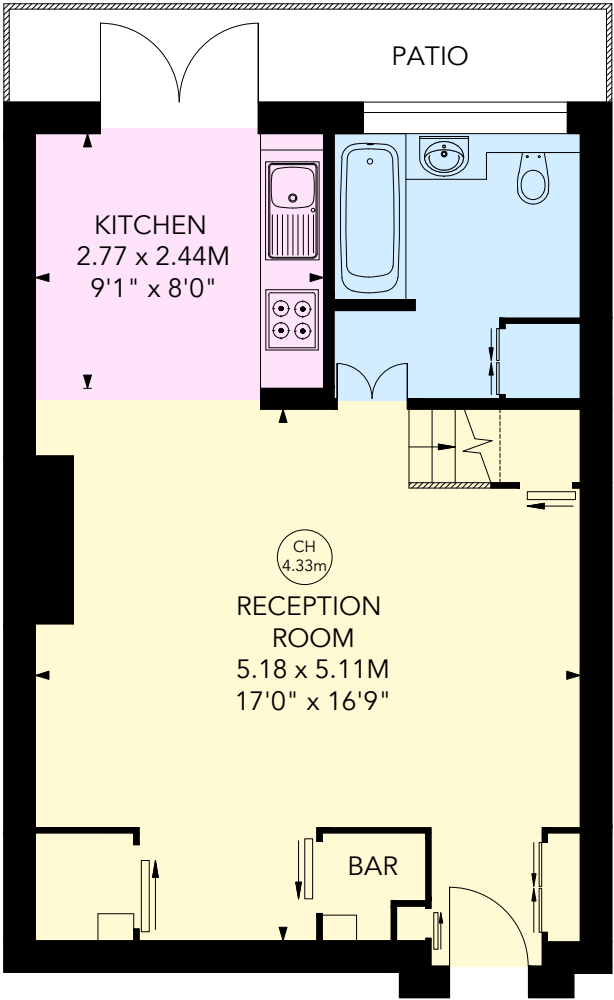
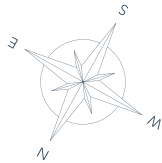
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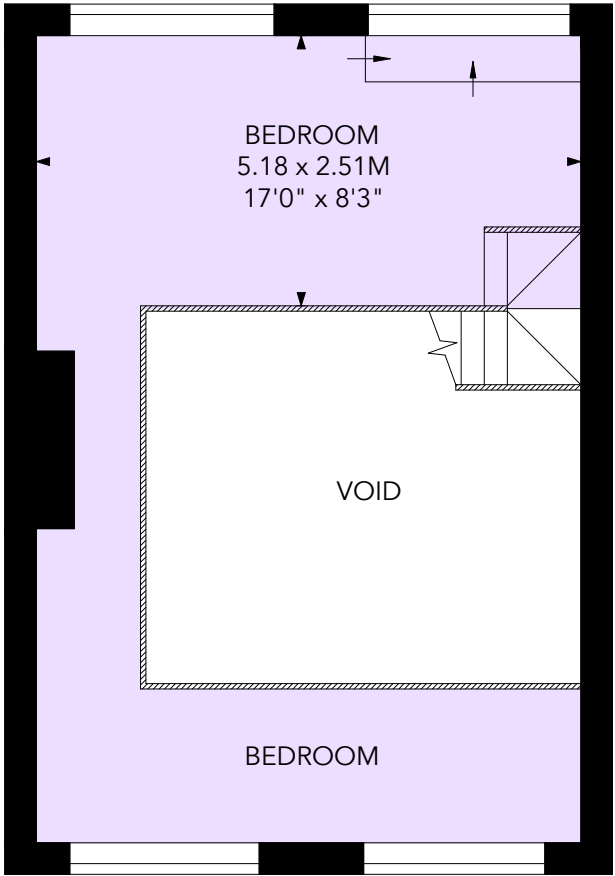
Approximate Internal Area (excl. void)
702 ft² / 65.22 m²

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only.

Key :
CH - Ceiling Height



Ground Floor



First Floor



Asking Price:

£1,250,000

Tenure:

Leasehold (174 years 1 month)

Service Charge:

£1,156 pa

Local Authority:

RBKC

Council Tax:

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.