

## **RUSSELL SIMPSON**

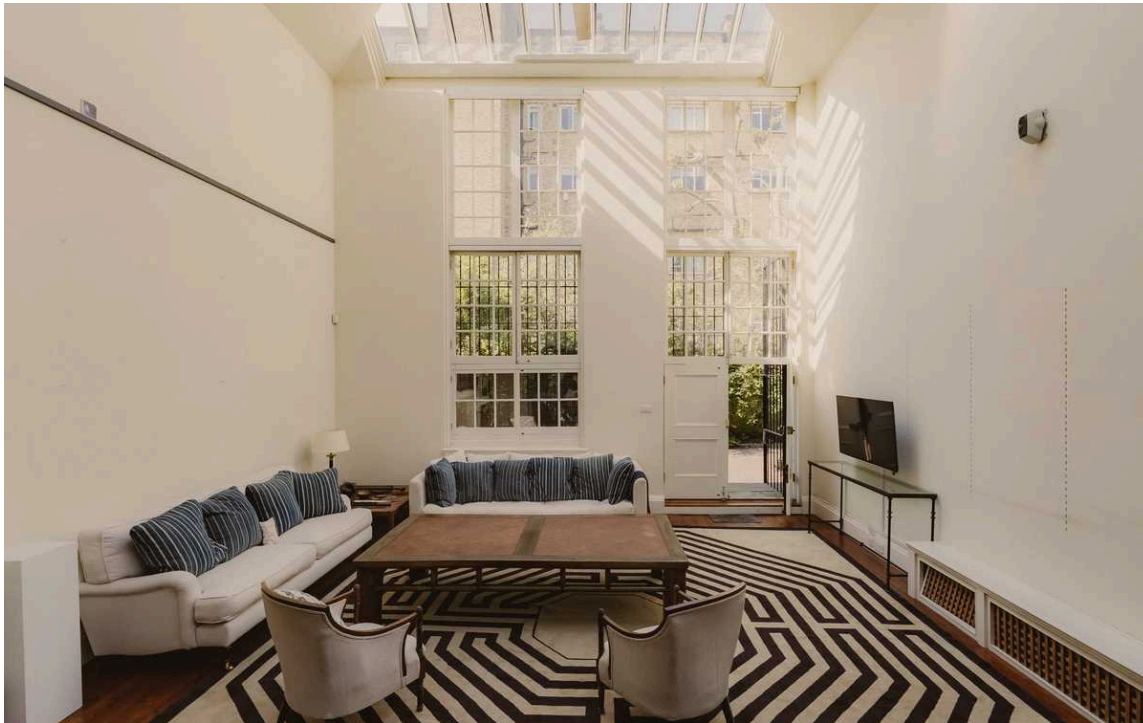
A distinctive former artist's studio  
with impressive seven-metre ceiling  
heights and mezzanine bedroom

AVENUE STUDIOS  
CHELSEA SW3

Avenue Studios

£2,695,000

BEDROOMS 1	INTERNAL  1,508 SQ FT  140 SQM	OUTDOOR  130 SQ FT	COUNCIL TAX  RBKC, G
BATHROOMS 1		EPC  E	TENURE  Freehold

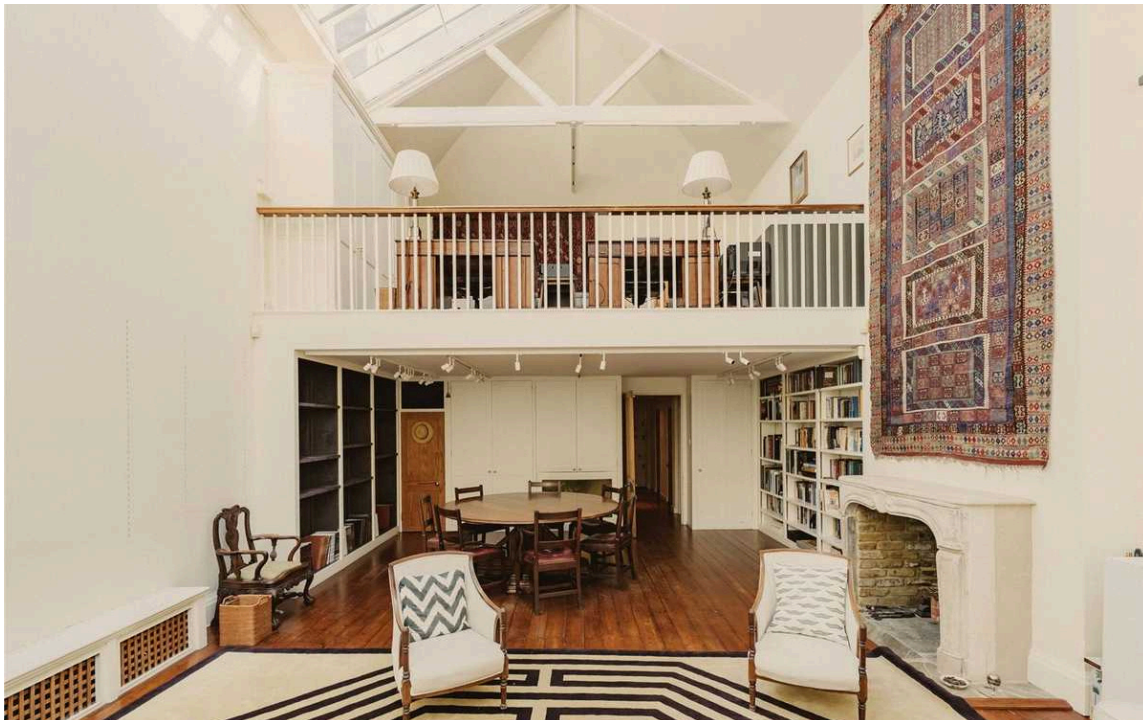


## The Property

Stepping into Avenue Studios, one is immediately struck by the remarkable double-height reception room with its soaring seven-metre ceiling. This light-filled space features expansive skylights and large windows that flood the interior with natural light, creating an airy and spacious atmosphere. The reception area is well-proportioned, with ample room for both sitting and dining areas, and includes a charming fireplace that serves as a focal point.

img 2

Reception



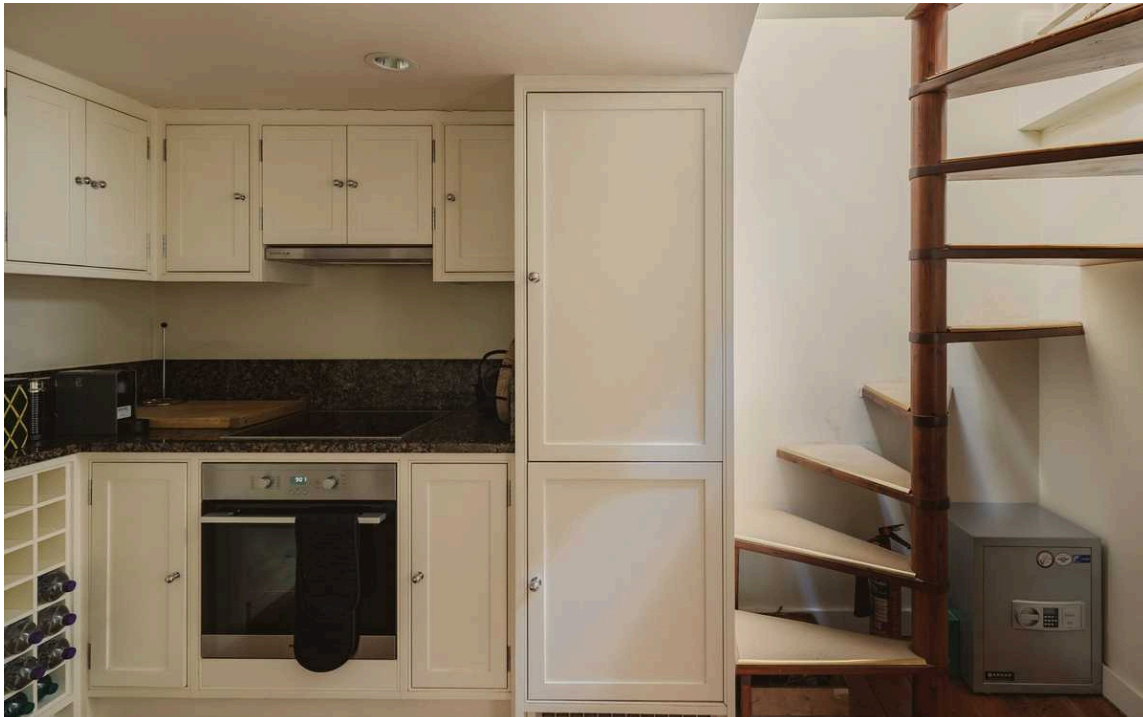




## Indoor Spaces

The kitchen, positioned adjacent to the reception room, is fitted with elegant cabinetry and integrated appliances. A thoughtful layout maximises the available space, with a dedicated dining area. The ground floor also benefits from a guest WC, providing additional convenience.

A wooden spiral staircase leads to the mezzanine level, which overlooks the reception room below. This upper floor houses a generous bedroom area with built-in storage and a refined study space. The mezzanine also accommodates a superb bathroom complete with a classic clawfoot bath, twin basins, and a separate shower.



## The Design

Throughout the property, architectural elements such as exposed beams and large-paned windows pay homage to the building's artistic heritage, while modern conveniences ensure contemporary comfort.

The property's distinctive studio design showcases its artistic lineage, with the double-height ceiling creating a sense of grandeur rarely found in central London homes. The clever use of the mezzanine level maintains the openness of the original space while providing practical separation between living and sleeping areas.





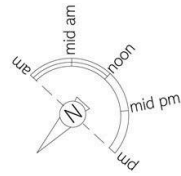
## The Neighbourhood

Avenue Studios is set down a quiet avenue in Chelsea, moments away from the King's Road with its superb selection of shops, restaurants, and cafés. The property enjoys excellent transport links, with South Kensington Underground station a short walk away. This freehold property includes the considerable benefit of a private parking space directly outside, a prized amenity in this central Chelsea location.

The location boasts a fascinating history, allegedly serving as the site of Henry VIII's stables before becoming, from 1850, the studio and foundry of Baron Carlo Marochetti, Queen Victoria's favourite sculptor. Together with Sir Edwin Landseer, Marochetti cast the lions at the base of Nelson's Column from this very site. The studios later housed Sir Alfred Gilbert, who sculpted Eros here, and welcomed distinguished visitors including Queen Victoria herself.

Circa 1870, the spaces were divided into smaller studios, attracting illustrious artists and sculptors including Charles Lutyens, Joseph Boehm, C.E. Hallé, Poynter, John Singer Sargent, and Whistler. The building's colourful past even includes a period when Suffragettes operated a secret press from the cellar of number 5, adding another layer to its rich historical tapestry.





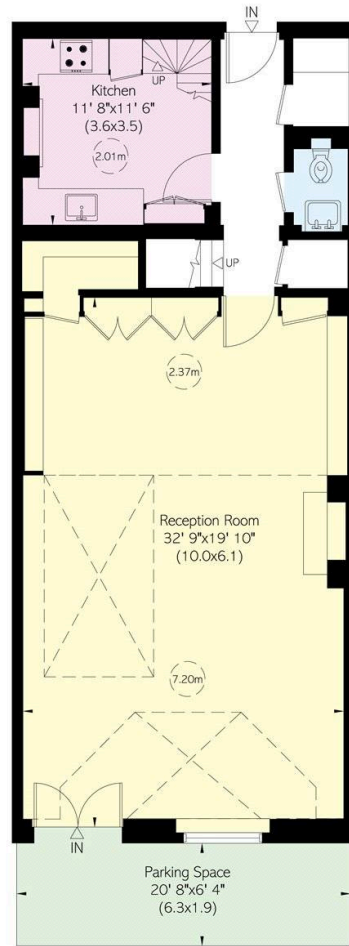
## Avenue Studios, Sydney Close, SW3

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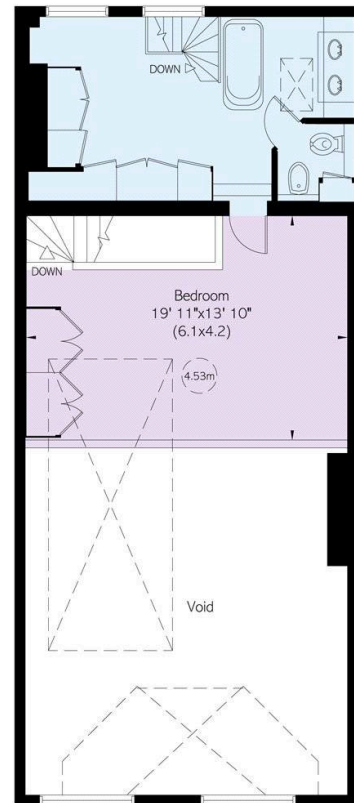
**Approximate Internal Area**  
1,508 sq ft/ 140 sq m

**Outside Area**  
131 sq ft/ 12 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



Ground Floor



Mezzanine

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SIMPSON**

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