



RUSSELL SIMPSON

An imposing Georgian house sat in
the heart of Old Chelsea

LAWRENCE STREET
CHELSEA SW3

Lawrence Street

Sold

BEDROOMS 8	INTERNAL 3,220 SQ FT	OUTDOOR 451 SQ FT	COUNCIL TAX H
BATHROOMS 3	299 SQM	EPC D	TENURE Freehold



The Property

This impressive Grade II listed family house sits on the picturesque Lawrence Street offering fantastic proportions throughout. This five storey Georgian house has a historic elegance and presence with views facing west down the cobbled Justice Walk.



Indoor Spaces

The centrally positioned staircase creates an array of square well appointed rooms throughout the house. This creating a flexibility in usage which the owner can sculpt to their needs. In addition to the well formed accomodation in the main house there is a lovely garden studio which is a superb addition.



Outdoor Spaces

Leading off the ground floor reception room is a 17 foot patio garden leading through to the studio room at the end of the garden.

The Neighbourhood

Lawrence Street is a picturesque residential street which is quietly positioned in the heart of old Chelsea, moments from the vibrant King's Road. Originally this, and the adjoining property, were known as Monmouth House. The property belonged to the Duke of Monmouth, Charles II's illegitimate son. The Duke was executed in 1685 after leading an unsuccessful rebellion against his uncle James II. Subsequently, the property was occupied by Tobias Smollet and Nicholas Sprimont, owner of the famous Chelsea porcelain factory from 1747-1769 which was also situated in Lawrence Street.



Dukes House, Lawrence Street, SW3

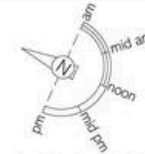
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Approximate Internal Area
3,220sq ft/ 299 sq m

**Including limited use area
outside store's, vaults and studio**
298 sq ft/ 28 sq m

Outside Area
452 sq ft/ 42 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.



Reduced head height below 1.5m



**RUSSELL
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