



Avenue Studios, Sydney Close, SW3

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A rare and utterly magnificent one-bedroom *freehold* Artists Studio in South Kensington/Chelsea

Offering incredible, double height vaulted ceilings (over 7m) and floor to roof windows this remarkable freehold Artists Studio is currently arranged as a one-bedroom property, with secure off street parking, in this picture perfect cul-de-sac.

One/two bedrooms | One reception room | One bathroom | Off street parking | Period | Good decoration | Terraced | House | Freehold | EPC Rating D | Council tax G

Avenue Studios is a location of fascinating historical interest, allegedly the site of Henry VIII stables, and from 1850 used by Baron Carlo Marochetti, 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.







Terms

Tenure: Freehold

Local Authority: The Royal Borough of Kensington and Chelsea

Service Charge: £4,657 per annum (approx)

Guide Price: £2,695,000

** NB: The Lease states ' 12.4.1 ; Not at any time to use or permit to be used the Property or any part thereof for any purpose other than as a working sculptor's, artist's or designer's studio, or a photography studio with living accommodation ** Please speak to Strutt & Parker for further comfort and advice.



South Kensington

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