



FIRST FLOOR STUDIO
1,100 SQ FT
(102.19 SQ M)

FOR SALE

**FOR INVESTORS OR
OWNER OCCUPIERS**

STUDIO
10

92 LOTS ROAD
CHELSEA SW10 0QD

PARKING RESTRICTED TO
HOLDERS OF DESIGNATED
PARKING SPACES ONLY.
DELIVERY VEHICLES MUST
BE ATTENDED SO AS TO
AVOID OBSTRUCTION.



UNIT 10

92 LOTS ROAD

- First floor studio office
- **1,100 sq ft net** of office accommodation
- Bright Contemporary space
- Located within a few minutes' walk of Chelsea Harbour and the Design Centre.
- **Guide Price £690,000** VAT not applicable
- **Long leasehold** with share of freehold.
- Vacant possession available from **4th December 2025**
- Currently tenanted with a lease until 04/12/2025. Income **£30,000 per annum**



LOCATION

92 Lots Road is situated along the south side section of Lots Road, just south of New Kings Road and Cheyne Walk. Imperial Wharf station a few minutes' walk away, is on the Overground and connects to Clapham Junction for Waterloo and Victoria to the south, West Brompton (District line) to the north as well as Shepherds Bush (Central Line) for Westfield London. Fulham Broadway (District Line) is the closest underground. There is also the River Taxi nearby (Putney, Embankment). The widely renowned Design Centre at Chelsea Harbour, located within a few minutes' walk, has become a creative hub for interior designers and professionals.



Lots Road Pub



Power House (opposite)



TRANSPORT

- Imperial Wharf.....6 min walk
- Fulham Broadway.....15 min walk

CONNECTIONS

- Clapham Junction.....15 mins
- Earls Court.....23 mins
- Paddington.....29 mins
- Waterloo.....29 mins
- Sloane Square.....28 mins

606 Jazz Club (adjacent)

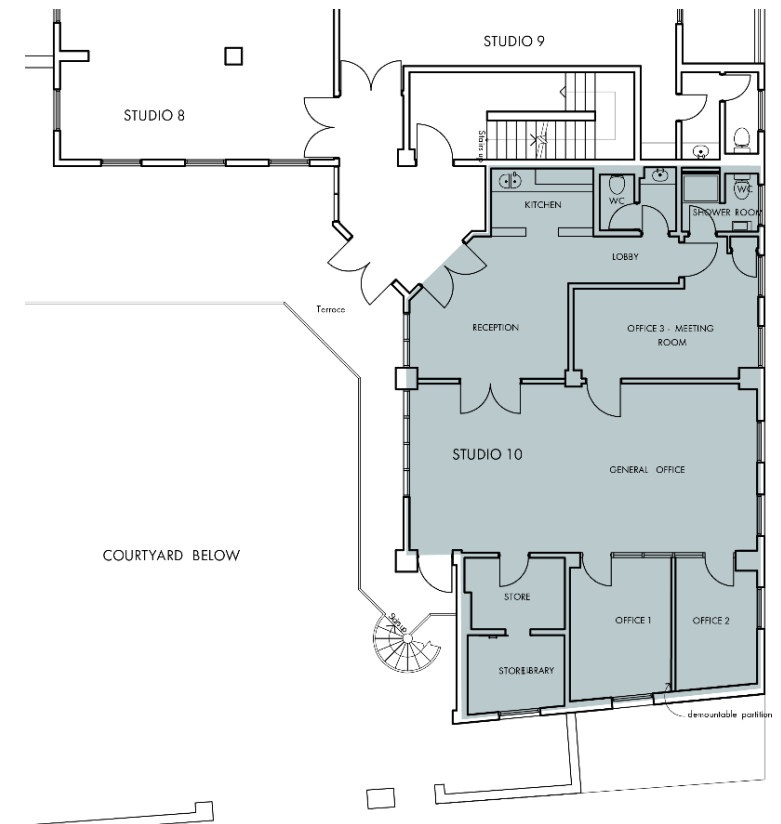


DESCRIPTION

Situated on the first floor, this attractive studio/office benefits from good natural light with skylights at the rear and natural light at the front. The property is accessed from within this well secured courtyard. The studio benefits from a shower, WC, built-in storage, a small kitchenette and there is a shared roof terrace.



Office 1 & 2 (directors office) now split but can be reinstated as one,



ABOUT

ACCOMMODATION	First floor studio measuring 1,100 sq ft (102,19 sq m).
TENURE	The property is held on a long leasehold interest of 125 years from 1985 with share of freehold.
GUIDE PRICE	£690,000.
RATES PAYABLE	Rateable Value £30,250, (£15,094.75 per annum).
SERVICE CHARGE	£1,401 per quarter (£5,604 per annum).
EPC RATING:	D (expired 2020) waiting for new assessment.
VAT	Is not applicable.

Vacant possession from 4th December 2025



AMENITIES

- Air-conditioning
- Kitchen
- Parquet flooring,
- WCs
- Shared terrace
- Private shared courtyard

CONTACT

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