



**BEAUCHAMP
ESTATES**



Vintners Row, Lamont Road Passage

CHELSEA





Newly renovated Chelsea Townhouse with Roof Terrace and Air Conditioning

 3  3

Exterior

The house includes a private roof terrace at upper level, providing external space within a discreet Chelsea setting off Lamont Road Passage. The property forms part of Vintners Row, close to the King's Road and Chelsea's established residential streets.

Highlights

- Roof Terrace
- 3 Double Bedrooms
- Newly Renovated
- Freehold House
- Air Conditioning





Interiors

Arranged across four floors, the house has been newly renovated and is centred around an open-plan kitchen, dining and reception room at ground level. The layout includes three double bedrooms, each with its own bathroom provision, together with air conditioning and a separate utility room on the lower ground floor.

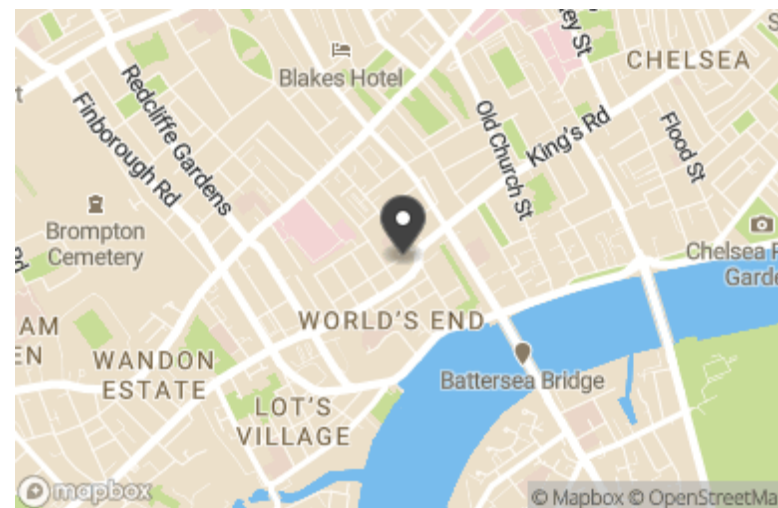


Features

- Air Conditioning
- Roof Terrace

Location

Vintners Row is positioned off Lamont Road Passage in Chelsea, close to the King's Road, Chelsea Green, local shops, restaurants and cafés. Transport links include West Brompton station, Fulham Broadway Underground Station and bus routes from Beaufort Street and the King's Road, with road access towards Chelsea Embankment, Fulham Road and central London.



Terms

Price: Guide Price £2,800,000

Tenure: Freehold

Local Authority: Kensington and Chelsea

Council Tax: H

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	72		82
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		66	78
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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Vintners Row, SW10

Approximate Gross Internal Area = 1789 sq ft / 166.2 sq m
(Including Restricted Height & Excluding External Cupboard)

Restricted Height = 45 sq ft / 4.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.





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