



CADOGAN

Rossetti Studios

A complex of 8 original artists' studios, set in a Grade II listed building.

Newly restored and renovated, flourishing in its original purpose as premises for creatives in Chelsea, London's original artist's quarter.



Exceptional artists' premises in the heart Chelsea. Situated on the west side of Flood Street, Rossetti Studios are only a few minutes' walk from the King's Road and close to Royal Hospital Road and Chelsea Embankment.

The area is well served by restaurants, pubs and shops, and renowned for art galleries and cultural institutions. It is well-connected, with numerous bus routes and Sloane Square (Circle & District lines) underground close by.

Accommodation



Constructed in 1894 by Edward Holland, these Grade II Working Studios with ancillary accommodation are rare surviving examples of Chelsea Artists' Studios. Cadogan have recently undertaken a sympathetic refurbishment to provide a variety of eight different spaces – new homes for creatives to further enhance Chelsea's artistic pedigree.



MILES COMMERCIAL
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Accommodation

Over the years, Rossetti Studios have been a focus of artistic Chelsea. In 1904 Augustus John and William Orpen set up The Chelsea Art School from Studios 4 and 5, with notable figures such as Henry Lamb, Bernard Leach, and Joseph Epstein frequenting the premises. Throughout the 1960s, the Studios remained a hub for influential artists, photographers, and theatre professionals, with residents like painter Anthony Devas (in Studio 7) and photographer Ronald Traeger.

Today, the studios are approached through an archway leading into a courtyard with access to the main entrance. This in turn leads to a central communal passageway with studios either side. The layout of the studios is varied with some being arranged over the ground floor with a mezzanine floor and the bigger studios have a bathroom and kitchenette and ancillary living accommodation with a large studio on the first floor.



Cadogan would look favourably on Artists providing some form of Art Education to agreed local schools or whereby pupils under supervision could visit their studio.

The Studios

Studio 2	Ground & mezzanine	652 ft ²	60.57 m ²
Studio 6	Ground & first	1,115 ft ²	103.58 m ²
Studio 7	Ground & first	1,083 ft ²	100.61 m ²
Studio 8	Ground & first	743 ft ²	69.03 m ²

Amenities

- Newly refurbished
- 24-hour access
- WC facilities
- Kitchenette
- Wood floors
- Bathroom
- Independent central heating

Location

From JMW Turner's stunning sunsets and Dante Gabrielle Rossetti's Pre-Raphaelite masterpieces of the 19th century to the 1960's explosion of rebellious creativity on the King's Road, Chelsea has long been the place that artists call home.



Lease

A new full repairing and insuring lease for a term of 3 years. The lease to be on standard Cadogan terms. The lease is contracted outside of the provisions of the Landlord & Tenant Act 1954 Part II as amended.

Rent upon application +RIPX	Service charge (2023-24)	Estimated rates (2024-25)	Estimated Council Tax 2021-22)
Studio 2	£2,249	£17,216	
Studio 6	£3,867	£15,242	Band E – £1,844
Studio 7	£3,693	£15,857	Band E – £1,844
Studio 8	£2,565	£3,689	Band E – £1,844

Possession

Immediate upon completion of legal formalities.

About Cadogan

Cadogan takes pride in the vibrant history and heritage of Chelsea that makes this area unique – and is committed to its long-term success.

Investment in Rossetti Studios is part of Cadogan's contribution to the wider stewardship of the area and support for the arts in Chelsea. From annual events, such as the spectacular floral art festival 'Chelsea in Bloom' and 'Kensington + Chelsea Art Week' to the ongoing support of Chelsea's world-class institutions of contemporary theatre, art and music, including the Royal Court Theatre, Cadogan Hall and Saatchi Gallery. Cadogan recognises that arts and the artistic community play a vital part in the fabric of the neighbourhood.

The King's Road is one of the world's most famous shopping and lifestyle destinations. Led by Cadogan, along with other major landowners, businesses and RBKC, the King's Road Strategy will further strengthen its position and character, while safeguarding future vitality. Cadogan's proactive management of Sloane Square, Duke of York Square and Sloane Street ensures that Chelsea remains one of the world's most inspiring destinations to live, shop and work.

The Cadogan Estate spans 93 acres of the Royal Borough of Kensington and Chelsea and has been under the same family ownership for 300 years.

cadogan.co.uk



Viewings

Strictly by appointment through sole agents –

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