

12 Lawn
Lane

EMBASSYWORKS
LONDON, SW8

GRANT J BATES
— PROPERTY —



GJB

An extraordinary treble-height loft spanning over 3,700 sq ft with three terraces, parking, and concierge

Embassy Works, London, SW8

Freehold

- Approx. 3,700 sq ft across Two Floors
- Treble-height Vaulted Ceilings (c.20 ft)
- Bespoke Kitchen with High-End Appliances and Prep Kitchen
- Poured Concrete Floors and Exposed Steel Structure
- Three Terraces with Multiple Aspects
- Four Bedrooms, Three Bathrooms
- Principal Suite with Dressing Area and Terrace
- Two Secure Parking Spaces
- Concierge and Lift Access
- Landmark Warehouse Conversion Opposite Vauxhall Park

Description

An extraordinary treble-height loft spanning over 3,700 sq ft with three terraces, parking, and concierge — a rare architectural statement moments from Vauxhall.

Set within an imposing Victorian warehouse opposite Vauxhall Park, this exceptional loft combines monumental volume with highly considered detailing. Spanning close to 3,700 sq ft across two floors, the space captures the essence of true industrial architecture — treble-height ceilings approaching 20 ft, arched factory windows framing tree-top views, and exposed steel trusses beneath a corrugated tin roof.

Grant J Bates

Director

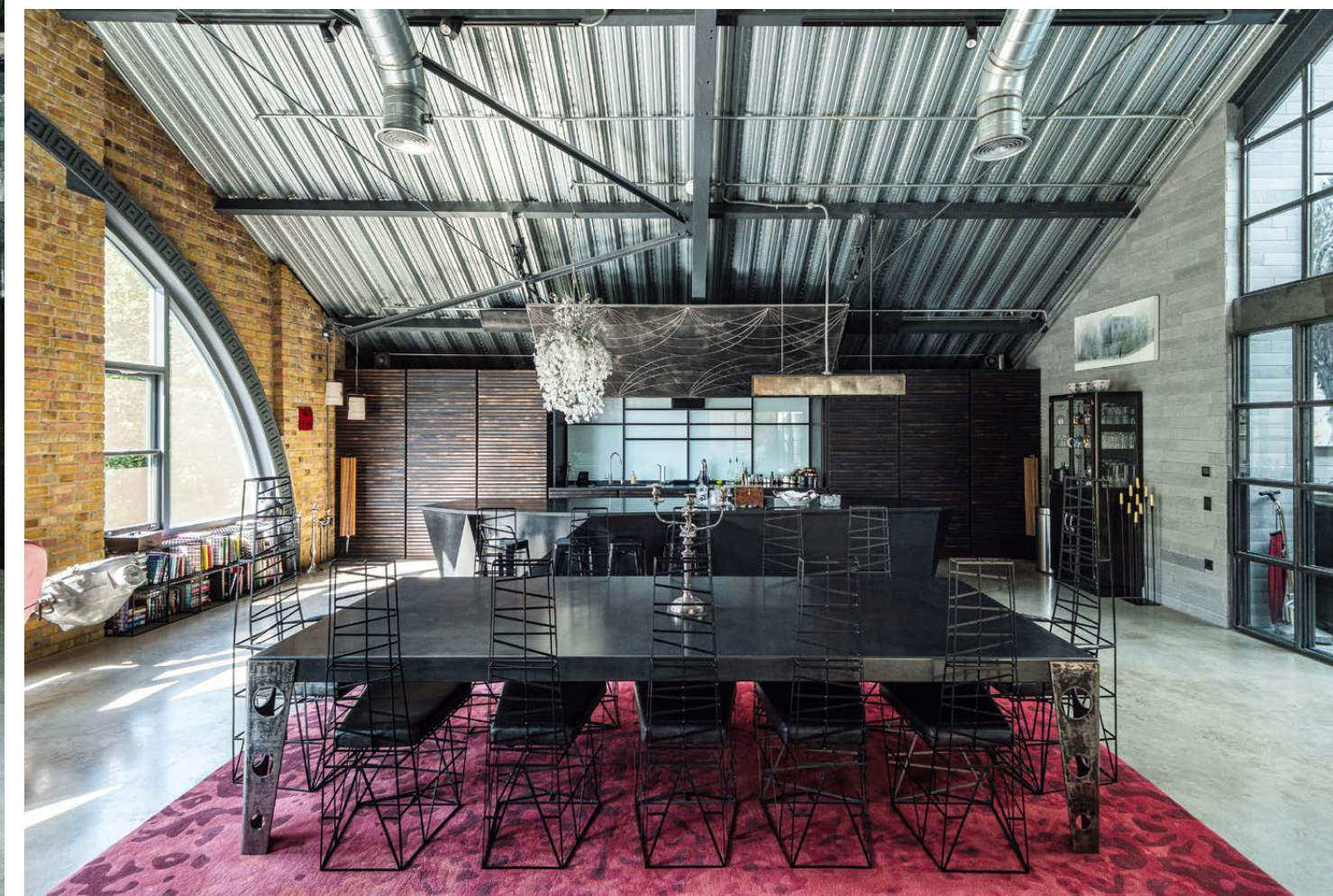
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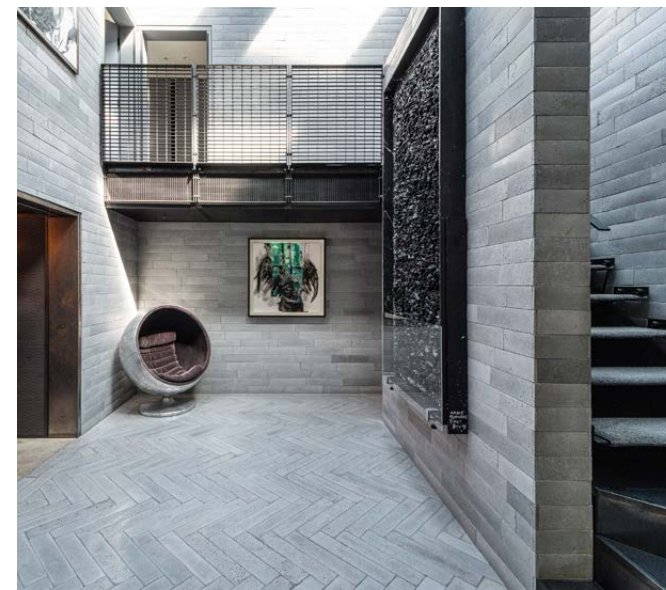
grant@grantjbates.com

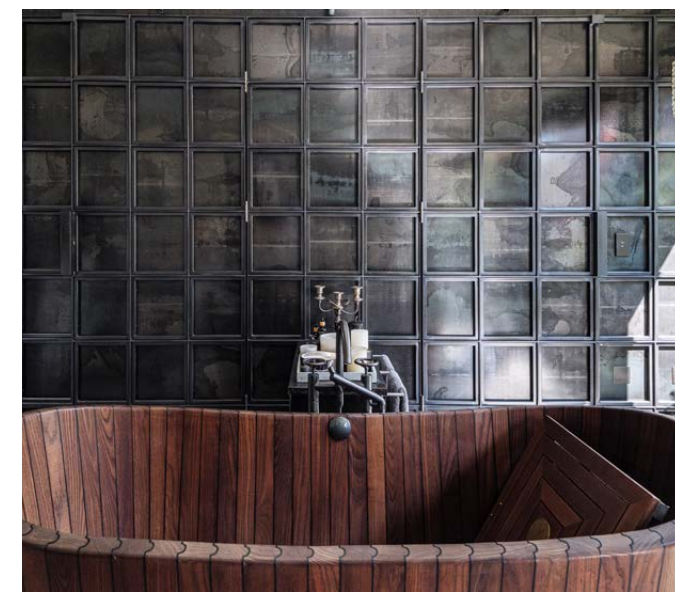


The main living space unfolds as a dramatic open-plan volume of nearly 2,500 sq ft, blending kitchen, dining, and reception zones in one seamless expanse. A bespoke kitchen anchors the room with monolithic marble surfaces, integrated high-end appliances, and a concealed prep kitchen hidden behind sliding panels. Poured-concrete floors, reclaimed brickwork, and architectural lighting define the palette — raw yet refined — complemented by floor-to-ceiling glass doors opening onto the first of three terraces.

The upper level houses a principal suite of impressive scale, featuring a dressing room, spa-like bathroom, and private terrace. Three further bedrooms and two additional bathrooms complete the plan, all arranged around a central atrium void that allows natural light to flood through the home. Every element has been executed with precision, from the bespoke metalwork to the layered material palette.







Additional benefits include two secure parking spaces, concierge, and lift access — rare for a true loft conversion. A one-off residence that combines industrial heritage, contemporary design, and scale rarely seen in central London.

Situation

Lawn Lane sits in a quiet pocket of SW8, moments from Vauxhall Underground and Overground stations, placing the West End, City, and Battersea Power Station within easy reach. The area blends period architecture with cutting-edge design, home to independent cafés, art spaces, and riverside walks along the Thames Path. Vauxhall Park and Nine Elms offer green open space and lifestyle convenience, while nearby Battersea Power Station has redefined the local scene with world-class dining, retail, and culture.

Additional Information

Local Authority: Lambeth
Council Tax Band: G
EPC Rating: C

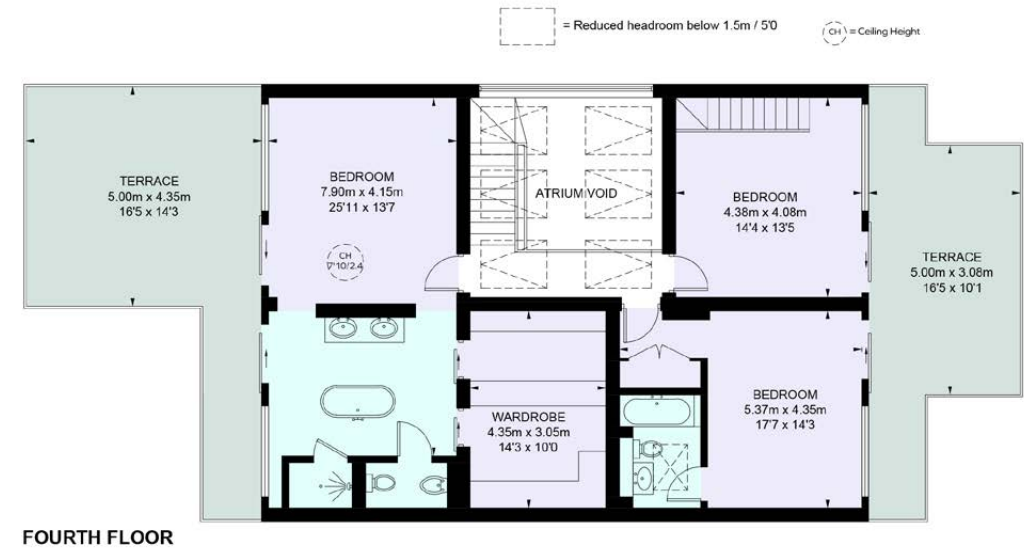


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THIRD FLOOR



FOURTH FLOOR

Embassy Works

Approximate Gross Internal Area = 3,660 sq ft / 340.0 sq m

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.