DRAYCOTT PLACE

CHELSEA SW3

FARRAR

A charming 2-bedroom flat on first floor, with direct lift access and a south-facing private balcony, in the heart of Chelsea

This charming 62 year lease flat, located on the first floor of a period redbrick building (with direct lift access), has well-proportioned rooms including: 2 double bedrooms (both with built-in storage); 2 bathrooms (one ensuite); separate eat-in kitchen; and reception room with a sunny, south-facing aspect overlooking Bray Place and with patio doors opening out onto a spacious private balcony. The property, serving for many years as an excellent pied a terre of the current owner, is well-maintained though somewhat dated and, once fully refurbished, would make a wonderful and ideally-located London home or rental investment for the discerning buyer.

Draycott Place is a highly desirable residential location in the heart of Chelsea, just north of King's Road and within mere minutes' walking distance of Sloane Square with all of its amenities.

Accommodation

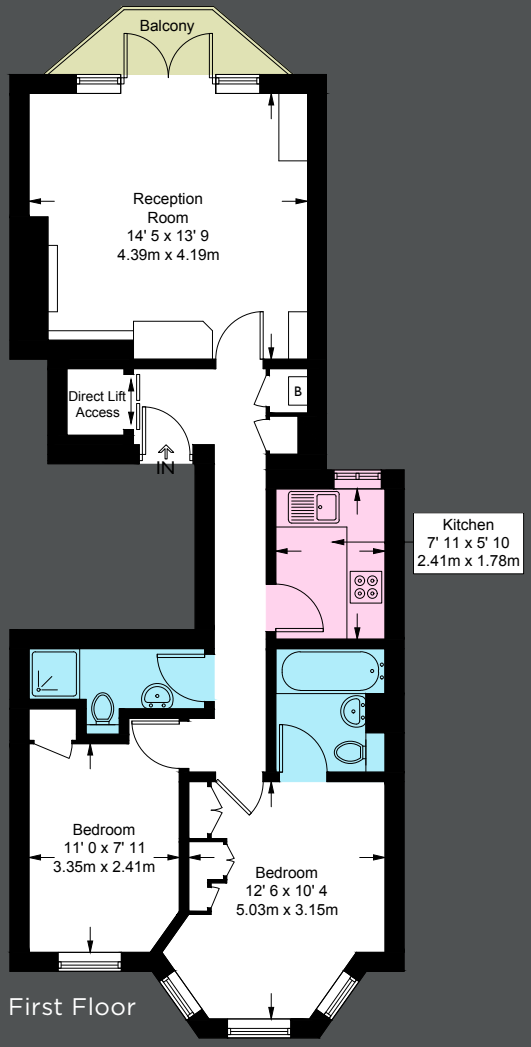
Reception Room | Kitchen | Entrance Hall | Master Bedroom | Ensuite Bathroom | Second Double Bedroom | Shower Room | Balcony | Direct Lift Access |

Approximate Gross Internal Area

659 sq ft / 61.2 sq m (Excluding Lift/Balcony)

Approximate Gross External Balcony Area =

30 sq ft / 2.8 sq m



First Floor

TERMS

Tenure: Leasehold, 61 Years Remaining

Service Charge: £5,806 per annum approximately with an additional £3,800 per annum contribution to sinking fund (reviewed annually)

Ground Rent: £500 per annum (to be reviewed as per the terms of the lease available on request)

Council Tax Band: G

Local Authority: The Royal Borough of Kensington & Chelsea

EPC: C

Asking Price: £895,000

NOTE: These particulars have been prepared to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition nor that any services, appliances, equipment or facilities are in good working order. Descriptions are given as opinion, not as statement of fact and measurements are approximate, as a guide only. Photograph/s show only part/s of the property and it should not be assumed that contents/furnishings/furniture shown are included in the sale. Purchasers should seek verification on any points fundamental to a purchase prior to purchase. The EPC for this property will be presented along with this brochure. If it has become detached or is not provided please contact the office who will supply you with a copy.

FARRAR

020 7244 4444

www.farrar.co.uk