DRAYTON COURT

CHELSEA SW10

FARRAR

This beautifully proportioned raised-ground-floor apartment offers four double bedrooms and exceptional ceiling heights throughout, extending to 1,739 sq ft within a well-maintained Edwardian building positioned toward the southern end of Drayton Gardens.

The apartment offers impressive lateral space arranged entirely across one level, creating a rare combination of volume, light and practicality in this part of Chelsea.

Storage has been intelligently designed throughout, with extensive bespoke cabinetry providing excellent functionality. Refined cornices and a handsome fireplace enhance the double reception room, which also benefits from hardwood floors and generous proportions.

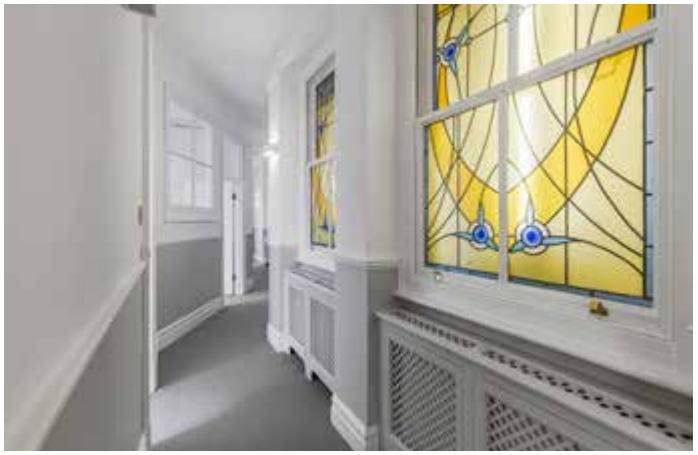
Unusually for a raised ground floor flat, the property enjoys exceptional natural light, with most bedrooms benefitting from an open southerly aspect, complemented by additional westerly and easterly exposures.

Annual access to the communal gardens of St Mary's Church on The Boltons is available by separate negotiation. Drayton Gardens runs between Old Brompton Road and Fulham Road and is well served by South Kensington and Gloucester Road underground stations, together with excellent local amenities and transport links along both roads.

Viewing is strongly recommended.

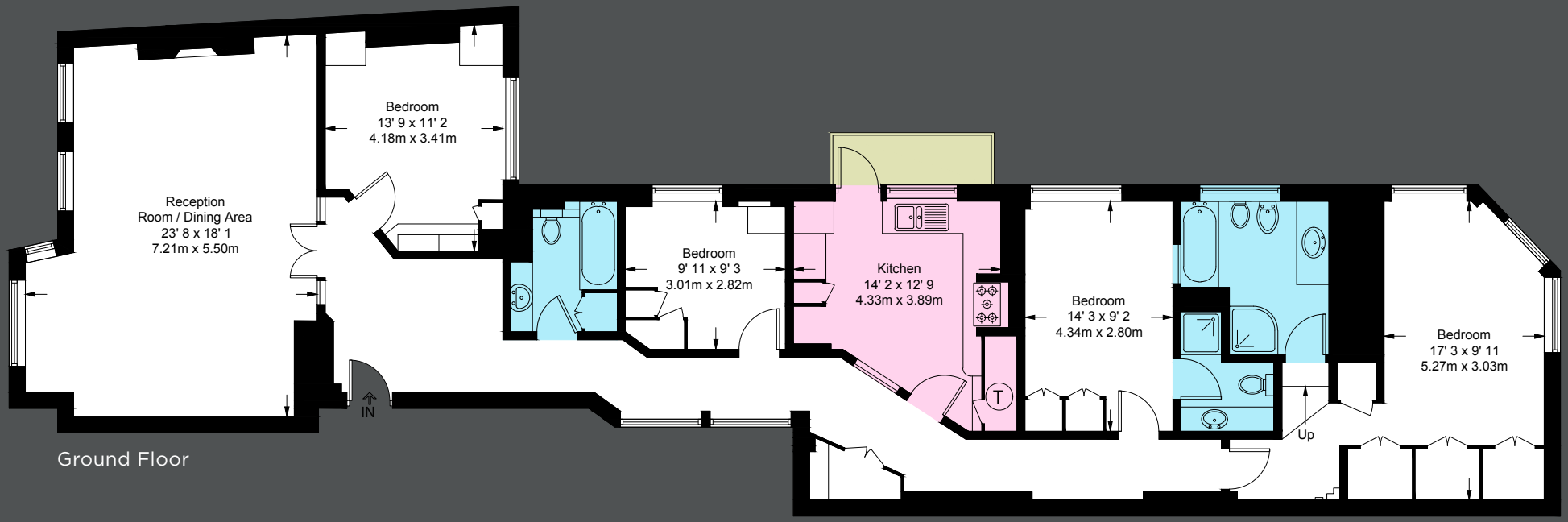
Accommodation

Double Reception Room | Eat-In Kitchen
Master Bedroom with En-Suite Bathroom and Bespoke Cabinetry
Two Further Double Bedrooms | Study/Bedroom Four
Two Additional Full Bathrooms (One En-Suite)
Entrance Hall | Dedicated Utility/Storage Room
Exceptional Ceiling Height Throughout | Lateral Layout
Balcony with Banham Protective Rails | Security Alarm



Approximate Gross Internal Area

1,739 sq ft / 161.6 sq m



Ground Floor

TERMS

Tenure: Share of Freehold
Service Charge: £6,840.64 per annum (reviewed annually)
Council Tax Band: G
Local Authority: The Royal Borough of Kensington & Chelsea
Asking Price: £2,350,000

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.

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