DRAYTON GARDENS
CHELSEA SW10
LONDON
FARRAR

A rare development opportunity

A rare opportunity to acquire a freehold house at the highly desirable southern end of Drayton Gardens. Currently arranged as a self-contained one-bedroom maisonette over the raised ground and first floors, the property also benefits from a substantial double garage occupying the lower level.

Importantly, the house has the benefit of full planning consent to create a significantly larger family home, extending the accommodation with an additional storey to provide three bedrooms, a patio and a balcony, resulting in a much more conventional and highly desirable family layout. The approved plans are available upon request.

Drayton Gardens is one of South Kensington's most attractive residential addresses, conveniently situated between Fulham Road and Old Brompton Road and within easy reach of the area's excellent restaurants, boutiques, transport links and cultural amenities.

Opportunities to purchase a freehold house of this scale in Drayton Gardens are exceptionally rare, making 101 Drayton Gardens a unique proposition for owner-occupiers, developers and investors alike.

Current Accommodation

Open-Plan Reception Room/Kitchen | Double Bedroom
Balcony | Family Bathroom | Guest Cloakroom
Rear Patio Garden | Balcony | Two Self Contained Garages

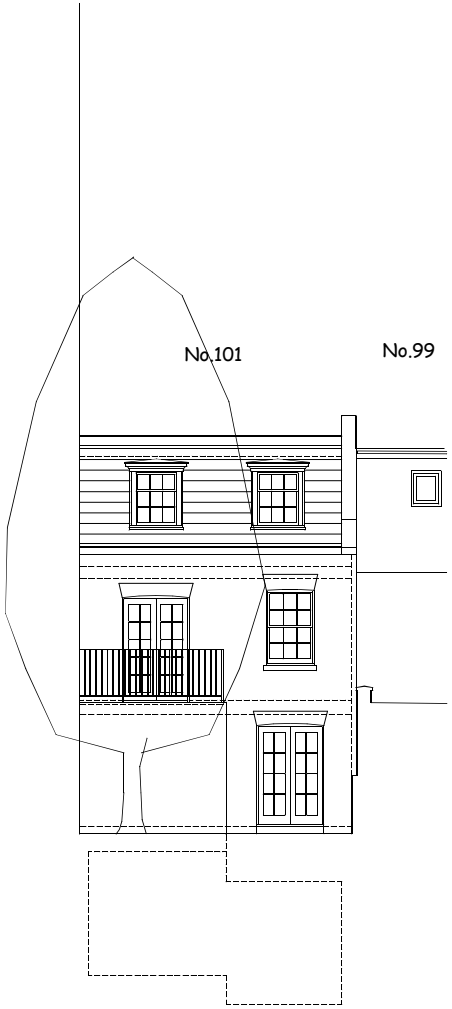
Proposed Accommodation List

Open-plan kitchen and dining room | Family/TV room | Utility room | Lightwell courtyard | Spacious reception room | Guest cloakroom | Private rear terrace | Principal bedroom suite
Rear balcony | Walk-in dressing room | En-suite bathroom
Two further double bedrooms | Family bathroom
Additional en-suite shower room

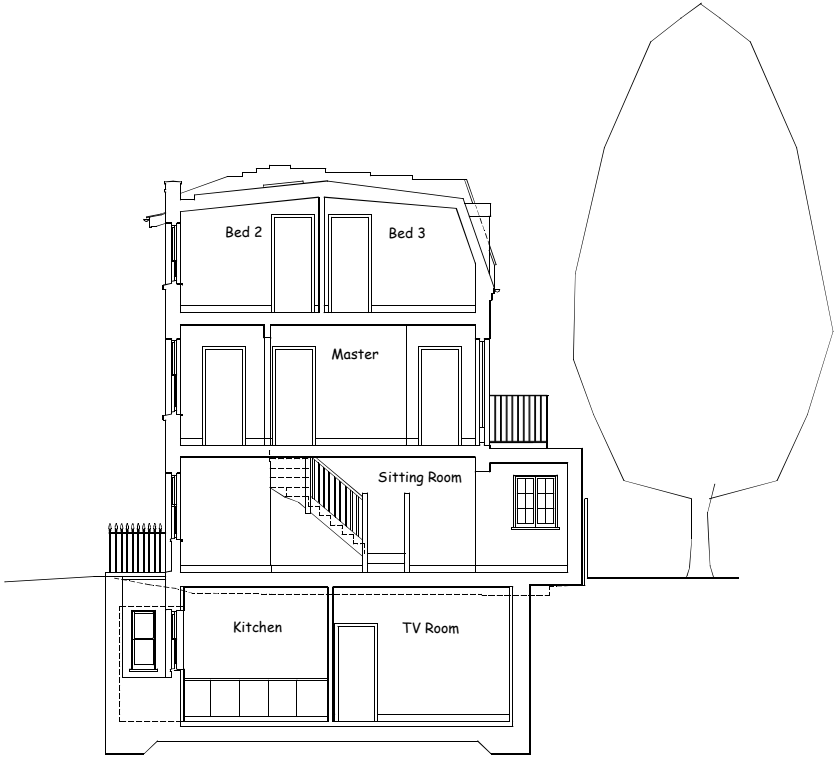
MATHNAS
FREE

Existing and Proposed artistic impression

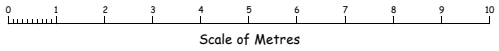
1,578 sq ft



Rear Elevation



Section A-A



Project: 101 Drayton Gardens, London SW10 9QU
Title: Rear Elevation/Section AA - as Proposed
Scale: 1:00 at A3
Date: 14/01/2024
Drawing No. 2217-P04

Approximate Gross Internal Area

867 sq ft / 80.6 sq m (Excluding Reduced Headroom / Including Garage)

Reduced Headroom 3 sq ft / 0.3 sq m

Total 870 sq ft / 80.9 sq m

TERMS

Tenure: Freehold

Council Tax Band: F

Local Authority: The Royal Borough of Kensington & Chelsea

Guide Price: £1,175,000

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020 7244 4444

www.farrar.co.uk

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.