

82 & 84 DRAYTON GARDENS, LONDON, SW10 9SD

Development opportunity

- ◆ Rare freehold disposal.
- ◆ Available as a whole or alternatively the two buildings (Number 82 and 84) are available as separate lots.
- ◆ Development potential for a range of uses, subject to the necessary consents.
- ◆ Located in the heart of Chelsea, within the Royal Borough of Kensington and Chelsea.
- ◆ Number 82 is arranged as offices and residential (2 x 2 beds, 1 x 3 bed) and Number 84 is currently arranged as offices.
- ◆ Garden at the rear extending to approximately 1,218 sq ft (113.2 sq m) across both buildings.
- ◆ Total existing buildings extend to approximately 8,362 sq ft (776.8 sq m) GIA. Number 82 extends to 4,074 sq ft (378.5 sq m) GIA and Number 84 extends to 4,288 sq ft (398.3 sq m) GIA.



82 & 84 DRAYTON GARDENS, LONDON, SW10 9SD

Location

The property is located moments from The Old Brompton Road (A3218) and the Fulham Road (A308) in the Royal Borough of Kensington & Chelsea. Drayton Gardens is a desirable residential road within the context of south west London. The area is renowned for its historical architecture as well as a wide variety of high end shops, boutiques, pubs and restaurants, notably those in and around the Fulham and Kings Road.

Transport

The property is well served by local bus routes, and underground connections.

- ◆ Local bus services from The Old Brompton Road and the Fulham Road are less than 100m to the north and south.
- ◆ Gloucester Road Underground Station is 0.5 miles (10 minute walk) to the north – District, Circle & Piccadilly Lines.
- ◆ South Kensington Underground Station is 0.6 miles (12 minute walk) to the north east – District, Circle & Piccadilly Lines.
- ◆ Earls Court Underground Station is 0.8 miles (14 minute walk) to the north west – District & Piccadilly Lines.

Description

The property currently comprises two adjoining substantial red brick houses arranged over lower ground, ground, first and second floors. The properties have been occupied as a mix of residential and commercial uses from the outset. Number 84 has been owned since 1939 and Number 82 since 1967.

82 Drayton Gardens comprises three residential flats over the lower ground, first and second floors. The lower ground floor flat extends to approximately 1,219 sq ft and comprises two bedrooms (one en suite), reception, kitchen and bathroom. The first floor flat extends to approximately 998 sq ft and comprises two bedrooms, one bathroom, reception room, kitchen and dining room. The second floor flat extends to approximately 835 sq ft and comprises three bedrooms (one en suite), kitchen, reception and bathroom.

The ground floor of 82 Drayton Gardens is currently occupied as offices which are linked to 84 Drayton Gardens via a single connecting door between the buildings.

84 Drayton Gardens is solely occupied as office space across all four floors.

Legal Title & Tenure

The property is available with vacant possession in two phases. The lower ground, first and second floors (i.e. the existing residential flats) at Number 82 are available with vacant possession in August 2018. The remainder (i.e. the ground floor of Number 82 and the whole of Number 84) is available with vacant possession in March 2019.

It is envisaged that there will be a delayed completion of the whole property until August 2018, and a leaseback on commercial terms to the vendor of the ground floor of Number 82 and the whole of Number 84 until March 2019. However, the Vendor would consider other arrangements in relation to the timing of the sale.

Planning

We summarise the key points here:

- ◆ 82 Drayton Gardens has C3 (residential) use on the lower ground, first and second floors. The ground floor has B1 (office) space.

- ◆ 84 Drayton Gardens has B1 (office) use across all four floors.
- ◆ 82 & 84 Drayton Gardens provide potential for refurbishment and further development for a range of uses including residential, office and institutional (e.g. education) use, subject to the necessary consents.

Areas

The site extends to 0.096 acres (0.039 ha). The total existing buildings extend to approximately 8,362 sq ft (776.8 sq m) GIA. Number 82 extends to 4,074 sq ft (378.5 sq m) GIA and Number 84 extends to 4,288 sq ft (398.3 sq m) GIA.

Services

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

EPCs

EPC's are available on the dedicated website.

VAT

The property is not elected for VAT.

Further Information

Please visit our bespoke website for further information including:

- ◆ Existing floor plans
- ◆ Legal information pack
- ◆ Method of sale document

The web address is www.inst.knightfrank.com/view/drayton

Method of sale

The property is offered for sale by private treaty, via informal tender as a whole or in two lots (Number 82 or Number 84). Please refer to the dedicated website for information on the method of sale and bidding procedure.

Inspection

The property may be inspected by prior appointment through the Vendor's sole selling agents, Knight Frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

Contact

Should you wish to discuss the property in further detail please contact:

Emma Cleugh MRICS

Tel: +44 (0)20 7861 5427

Email: emma.cleugh@knightfrank.com

Alexander Lewis MRICS

Tel: +44 (0)20 7861 5480

Email: alexander.lewis@knightfrank.com

Sophie Salisbury MRICS

Tel: +44 (0)20 3826 0692

Email: sophie.salisbury@knightfrank.com

Anthony Kazan

Tel: +44 20 7861 1286

Email: anthony.kazan@knightfrank.com

Knight Frank LLP,

55 Baker Street,
London, W1U 8AN

Schedule of Accommodation:

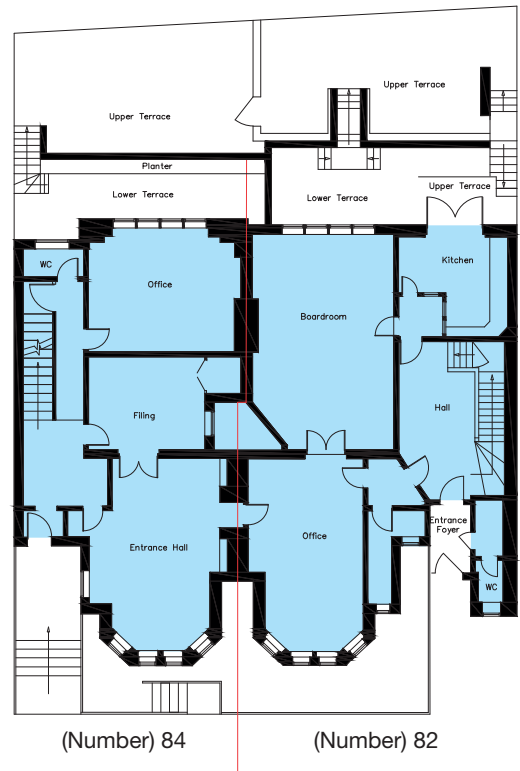
Property	Use	Floor	Gross Area		Net Internal Area	
			Sq M	Sq Ft	Sq M	Sq Ft
84 Drayton Gardens	Office	Lower Ground	98.5	1,060	91.6	986
82 Drayton Gardens	Residential	Lower Ground	113.2	1,219	104.9	1,129
84 Drayton Gardens	Office	Ground	92.2	993	81.2	875
82 Drayton Gardens	Office	Ground	114.8	1,236	84.7	913
84 Drayton Gardens	Office	First	99.1	1,067	83.3	897
82 Drayton Gardens	Residential	First	92.7	998	92.2	993
84 Drayton Gardens	Office	Second	88.5	953	75.6	814
82 Drayton Gardens	Residential	Second	77.5	835	73.9	796
Total			776.8	8,362	687.4	7,403

Existing Floorplans

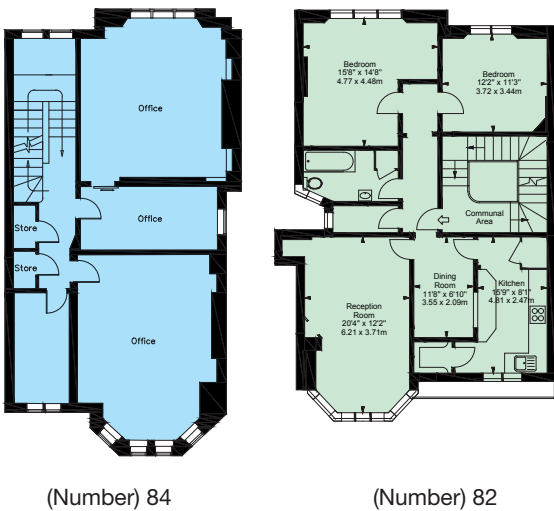
Lower Ground Floor



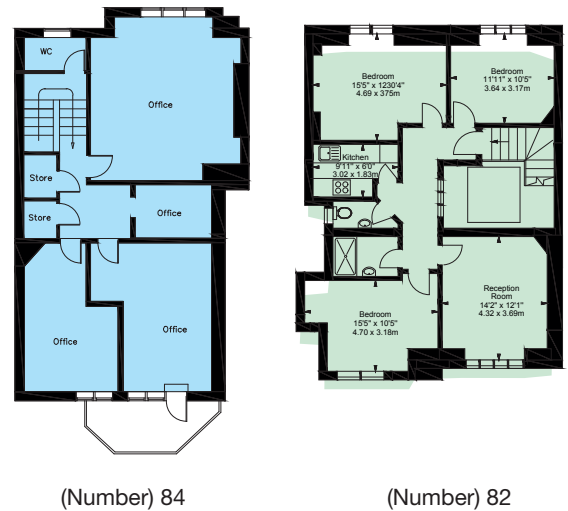
Ground Floor



First Floor



Second Floor





Example flat



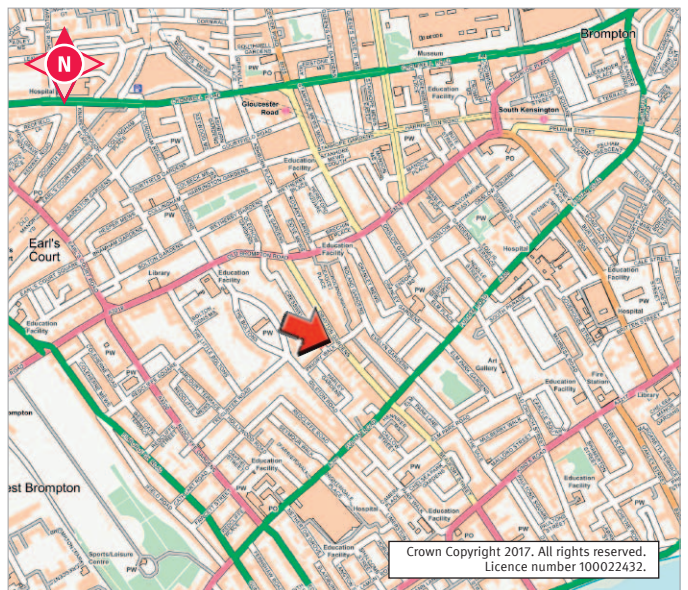
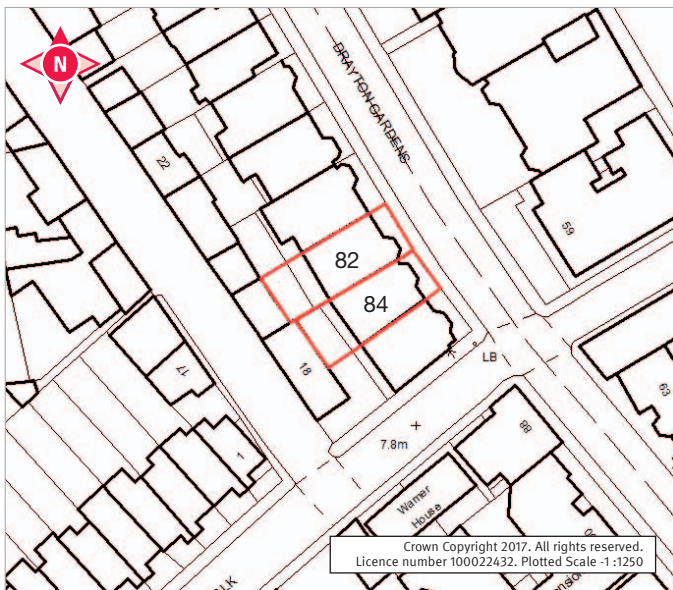
Example flat



External space



Office space



Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the site, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the site, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the site as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the site does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: November 2017.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN where you may look at a list of members' names.



020 7629 8171
KnightFrank.co.uk
 55 Baker Street, London W1U 8AN