



Draycott Place  
Chelsea, SW3

CHESTERTONS







A bright and elegant first floor apartment in prime Chelsea, which is tastefully finished, offering high ceilings, well-proportioned rooms and an open, southerly aspect.

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The property is presented in very good order and comprises a large reception room, looking south through the entrance to Blacklands Terrace towards King's Road. The principal bedroom is situated to the rear of the flat and has a wall of built-in wardrobes. There is an additional bedroom off the reception room, which could be used as a home office, the kitchen is separate and, like the bathroom, has been refurbished in recent years.

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- First Floor Flat
- 2 Bedrooms
- South-facing bright reception room
- Good Condition
- Super location

Asking Price £1,475,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C	73	82
61-70 D		
51-60 E		
41-50 F		
31-40 G		
1-30 Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

**Tenure:** Leasehold 91 years 6 months  
**Service Charge:** £3382.52 per annum  
**Ground Rent:** £250 per annum  
**Local Authority:** Royal Borough of Kensington & Chelsea  
**Council Tax Band:** G

*Chestertons Knightsbridge & Belgravia Sales*

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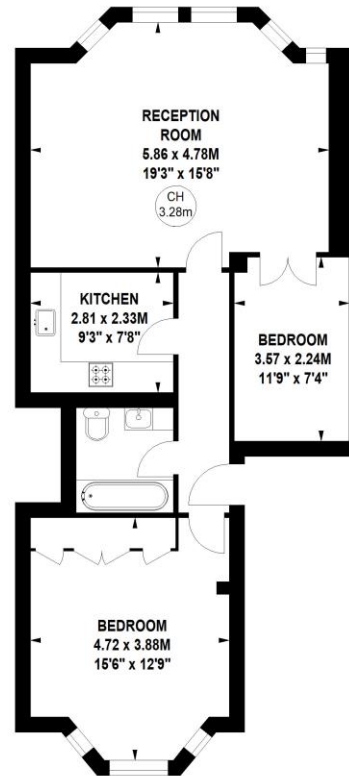


## Draycott Place, Chelsea, SW3

Approximate gross internal area

68.10 sq m / 733 sq ft

Key :  
CH - Ceiling Height



**First Floor**

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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