



DRAYCOTT PLACE LONDON SW3
£2,200 PER WEEK AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Draycott Place London SW3

£2,200 Per Week
Unfurnished

 **4 Bedrooms**
 **3 Bathrooms**
 **2 Receptions**

Features

- 4 Bedrooms, - 3 Bathrooms, - Reception,
- Kitchen, - Study, - Patio, - Unfurnished, -
Council Tax Band G

Council Tax

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Hamptons

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{ AN WONDERFUL FOUR BEDROOM TRIPLEX APARTMENT WITH STUDY AND PATIO

The Property

An wonderful light and airy four bedroom triplex apartment situated moments from Sloane Square in a building known as the Old Dance School. The apartment is entered on the raised ground floor into a large hallway leading to the phenomenal reception room with double height ceilings and large windows on two sides. There is an adjoining modern kitchen with breakfast bar and additional room ideal as a study. The principal suite offers excellent storage and an en-suite bathroom. On the lower floor there are two further bedrooms, bathroom and pretty patio and a further single room and shower room on the upper floors.

Location

Draycott Place is situated just off Cadogan Gardens, in the heart of Chelsea. It is located moments from the plethora of international shops and restaurants on both the Kings Road and Sloane Street, whilst the nearest underground station is Sloane Square (Circle and District Lines).



DRAYCOTT PLACE

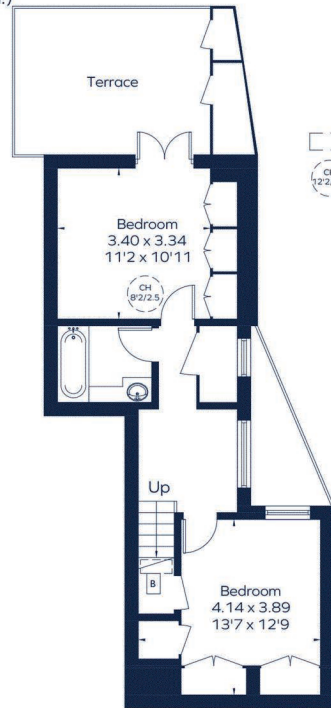
Approximate Gross Internal Area (excluding reduced headroom)

Lower floor = 453 sq. ft. (42.1 sq. m.)

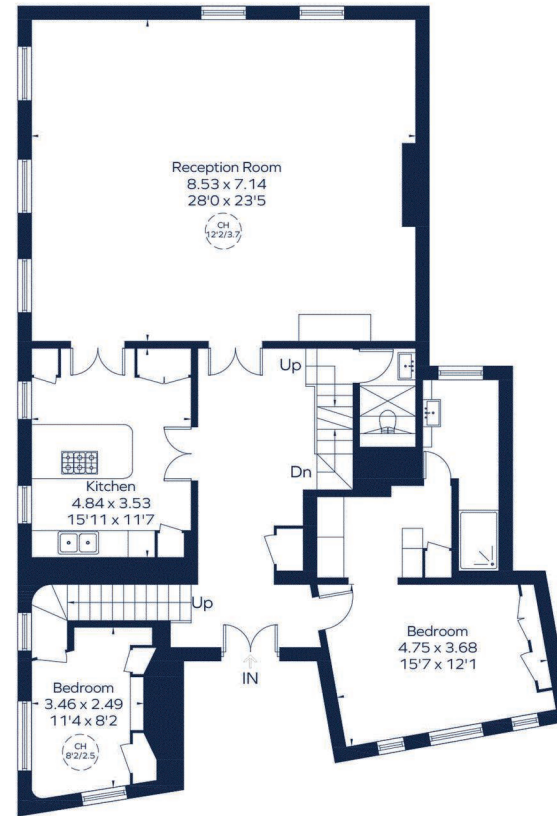
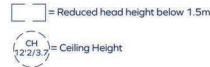
Raised Ground floor = 1601 sq. ft. (148.7 sq. m.)

Reduced headroom = 3 sq. ft. (0.3 sq. m.)

Total = 2057 sq. ft. (191.1 sq. m.)



Lower Floor



Raised Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 1079074

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Band A	92-100		
Band B	81-91		
Band C	69-80		
Band D	55-68	68	76
Band E	39-54		
Band F	21-38		
Band G	1-20		

EU Energy Label - Higher energy costs

England & Wales EU Directive 2002/91/EC

