



SPACIOUS FIRST FLOOR TWO BEDROOM IN ATTRACTIVE CHELSEA MANSION

A delightful first floor 2 double bedroom apartment located within a classic and well managed red brick Victorian mansion block.

The apartment has a bright westerly outlook from the reception over the rear of the building with numerous wraparound sash windows and a door onto the escape landing giving an excellent vantage point over and between the elegant single house dwellings of Harley Gardens SW10.

The apartment is entered via an entrance hall from which the accommodation is accessed with a large storage cupboard to the hallway and ample wardrobes for both bedrooms; the 2 bathrooms are modern with one being en-suite and the stone topped contemporary semi-open plan kitchen is well laid out leading to the lovely reception/dining room. Also of note is the good ceiling height and wood floors to the hallway and living areas.

The building has recently had the benefit of a brand new lift installed in addition to having the front exterior and interior common parts meticulously renovated.





ACCOMMODATION

Entrance hall: Reception room: Kitchen: 2 Bedrooms: 2 Bathrooms (1 en-suite): Extensive storage: Door to Escape landing: Approx. G.I.A. 925 Sq Ft (86 Sq M): EPC D

LOCATION

This is a charming period property within a well established and desirable residential enclave on a delightful road located between The Boltons SW10 and Roland Gardens SW7 in the Prime Central London district of South Kensington. Drayton Gardens runs from Old Brompton Road to the Fulham Road and is well placed for all the excellent amenities of the Fulham Road and Old Brompton Road as well as Gloucester Road Underground (Circle, District & Piccadilly lines).



CLOSE TO THE EXCELLENT AMENITIES OF CHELSEA AND SOUTH KENSINGTON

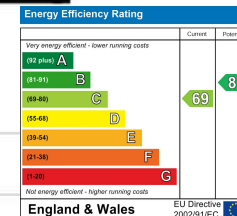


Drayton Court, SW10

Approx. Gross Internal Area
925 Sq Ft - 85.93 Sq M



First Floor



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- First Floor with Long Lease
- G.I.A 925 Sq Ft/ 85.93 Sq M
- Council Tax Band: F / EPC Rating: C
- New Lift Installed in Prior Year
- Good Ceiling Height/ Fire Escape Landing
- West Facing onto Harley Gardens
- Wood Floors/ Great Storage
- Two Bathrooms
- West Facing Bay Window / Immaculate Common Parts
- Royal Borough of Kensington & Chelsea

TERMS

PRICE: £1,135,000

Tenure: Leasehold

Lease: 140 years approx. (years remaining)

Ground Rent: Current N/A

Service Charge: amount £3,900 pa, including heating and hot water

Council Name Royal Borough of Kensington & Chelsea

Council Tax Band: F £1,979.90 2022/2023



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