





# A SUPREME FIRST FLOOR THREE BEDROOM APARTMENT WITH LIFT AND BALCONY

A beautifully presented three bedroom first floor (with lift) apartment set within this very smart red brick mansion block. Located in a well-regarded address, this elegant property is designed to the highest of standards, with under floor heating, Rako lighting and boasts high ceilings and grand volumes throughout. The stunning reception room has a beautiful large bay window with west facing views leading onto a private balcony, while the large eat-in kitchen is perfect for entertaining dinner parties. There is also a superb separate studio in the lower ground floor of the building, designed to the same standards and benefitting from a large window. The property also benefits from step free access from the main entrance of the building to the apartment itself. There is also a caretaker and resident's parking. The building is located just north of the junction with Roland Gardens, arguably the perfect position on Drayton Gardens, set back from the road. The "Chelsea Beach" and Fulham Road is a short walk away (approx 0.7 miles) with its fabulous amenities, bars, restaurants and transport facilities, along with Gloucester Road Underground Station (approx 0.5 miles) just north of Old Brompton Road.







## ACCOMMODATION

Reception/Dining Room with Bay Window & Triple French Doors & Balcony | Three Double Bedrooms | Two Bathrooms (Principal with En-Suite) | Kitchen/Breakfast Room | Utility Cupboard | Studio Room | Resident's Parking | Lift | Caretaker

## LOCATION

This is a charming period property set within a well established and desirable residential enclave on a delightful road located between The Boltons SW10 and Cranley Gardens SW7 in this Prime Central London district of South Kensington. An ideal location in many ways, not least due to being so well situated for the wealth of facilities and amenities that are within walking distance nearby including but not limited to the wonderful parade of shops just to the north on Old Brompton Road SW5 as well as just to the south on Fulham Road whilst also being close to Gloucester Road Underground (Circle, District & Piccadilly Lines).





CALL NOW TO ENQUIRE OR TO ARRANGE A VIEWING



## Terms

**Guide Price: £3,250,000**

Tenure: Share of Freehold

Lease: expires 01/01/3012

Local Authority: The Royal Borough of Kensington & Chelsea

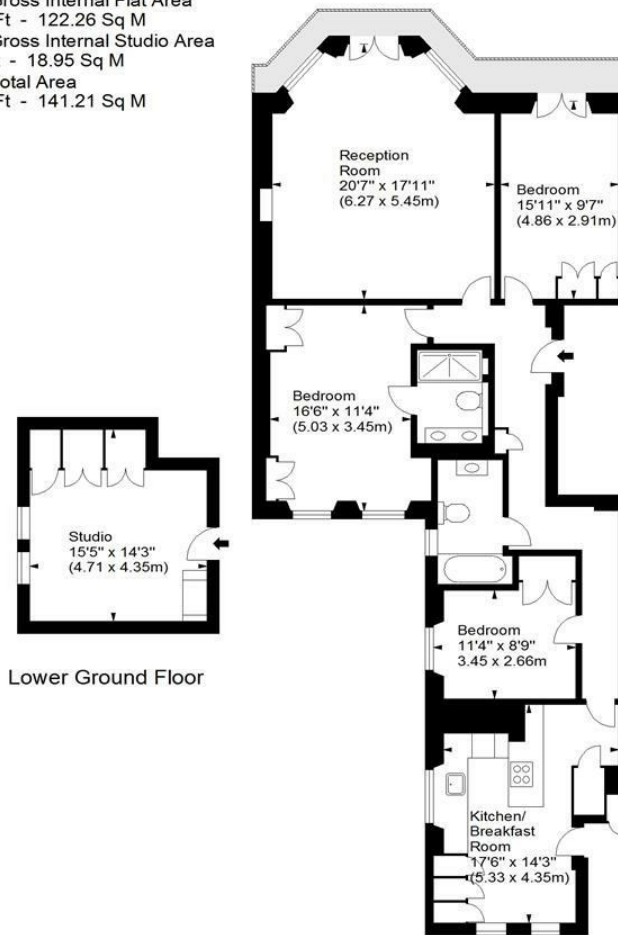
Service charge: £6,061.60 for the period 1st Jan '24 to 31st Dec '24 including £2,322 reserve fund

Ground rent: £100 per annum

Council Tax Band: G

## Drayton Gardens, SW10

Approx. Gross Internal Flat Area  
1316 Sq Ft - 122.26 Sq M  
Approx. Gross Internal Studio Area  
204 Sq Ft - 18.95 Sq M  
Approx. Total Area  
1520 Sq Ft - 141.21 Sq M



Lower Ground Floor

First Floor

For illustration purposes only. Not to scale.  
All measurements are taken and shown at floor level.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## FEATURES

- Immaculately Presented First Floor with Lift & Step Free Access to the Building
- Spacious West Facing Reception & Dining Room with Bay Window & French Doors Plus Balcony
- Marble Topped Kitchen/Dining Room Ideal for Hosting Guests and Entertaining
- Luxurious Lifestyle Living in an Uncompromised Victorian Period Building
- Featuring High Ceilings, Wood Flooring, Working Fireplace, Rako Lighting and Underfloor Heating
- 3 Double Bedrooms & 2 Bathrooms (Principal En-Suite)
- Well Managed Building with Caretaker
- Part of The Boltons Conservation Area
- Excellent Proportions and Lateral Space
- Utility Room



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