



Drayton Gardens, Chelsea **SW10**



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A spacious flat situated on the lower ground floor of a pretty, period, mansion block. The building is portered and the flat is accessed via stairs or a lift.

There is a spacious living room with feature fireplace and bright windows. The recently renovated kitchen-diner is accessed via a smart spiral staircase.

The flat is well-balanced, with three double bedrooms and three spacious bathrooms.

The garden is a huge benefit of this lovely flat - hosting a large dining table, it makes for an excellent entertaining space.

*We have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.



Guide price: £2,000,000

Tenure: Share of freehold plus leasehold, approximately 990 years remaining

Service charge: £5,280 per annum, reviewed every 1 year, next review due 2024

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: G



Location

A wide range of luxury and boutique shops are located nearby on the Kings Road down towards Sloane Square. Fulham Road is also conveniently located, with its array of supermarkets, independent shops, cafes and restaurants.

- Gloucester Road Underground Station (District and Piccadilly lines) is 0.5 miles away

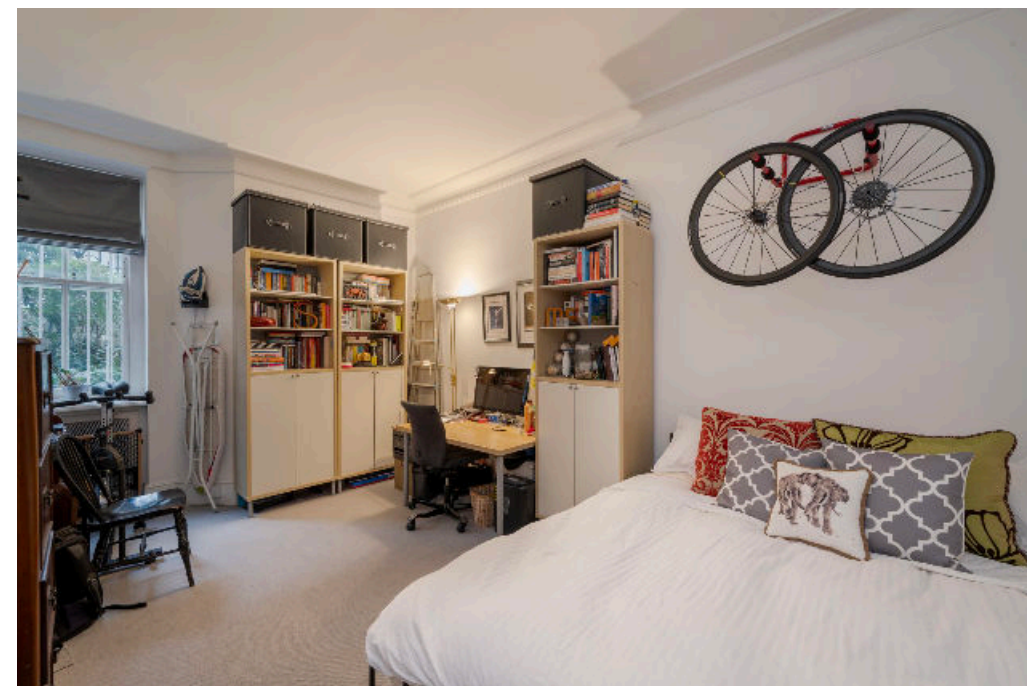
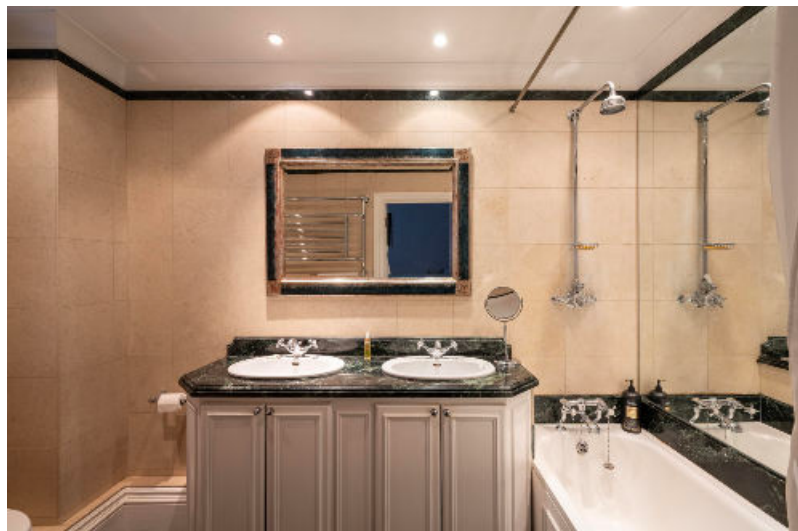
- South Kensington Underground Station (Circle, District and Piccadilly lines) is 0.7 miles away

- Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.7 miles away

- West Brompton Station (District line and Overground) is 0.8 miles away.

The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.

*All distances are approximate.

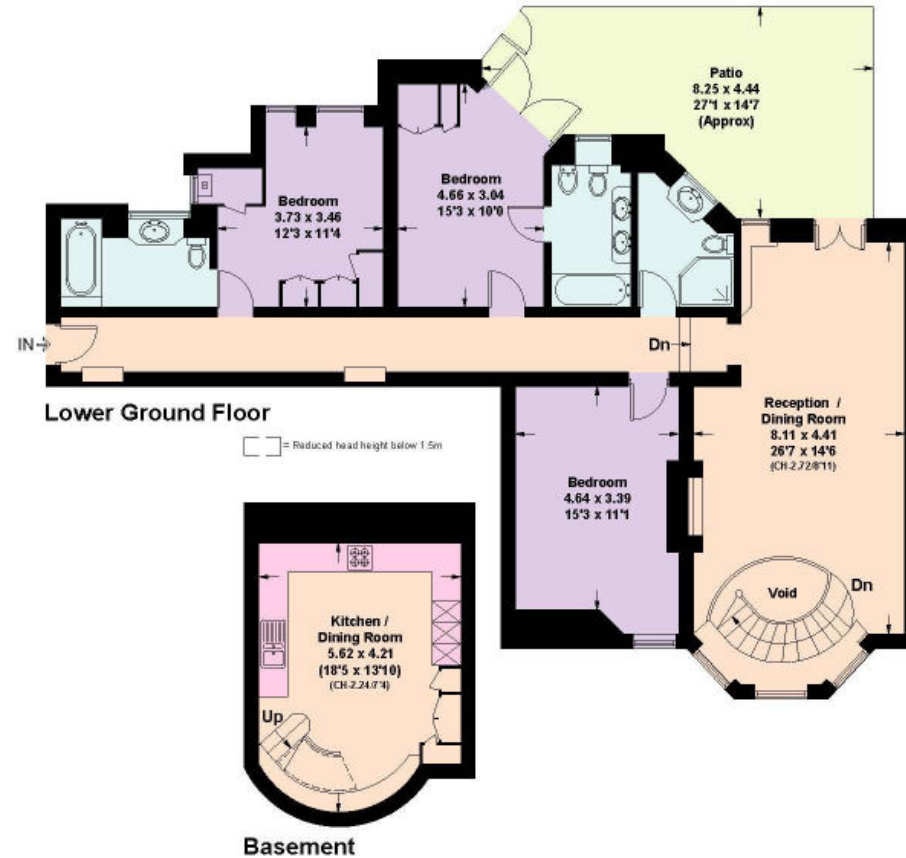




Grove Court, SW10



Internal Area = 144.8 sq m / 1559 sq ft (Approximate)
 External Area = 26.9 sq m / 289 sq ft (Approximate)
 Total Including & External = 148.8 sq m / 1848 sq ft (Approximate)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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