



Drayton Gardens, London **SW10**

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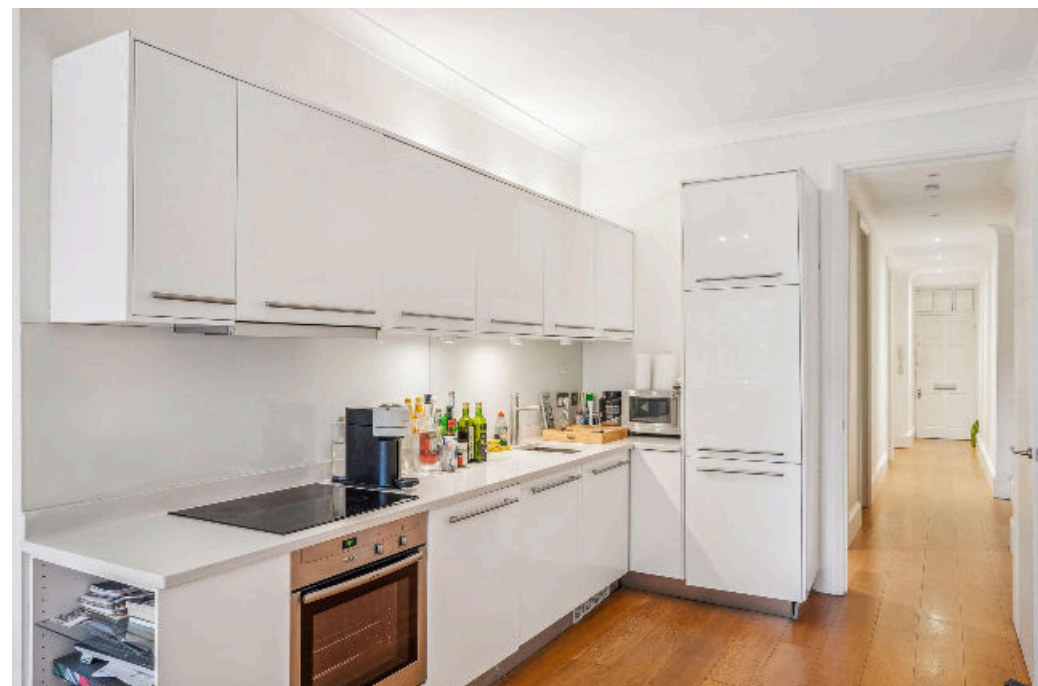
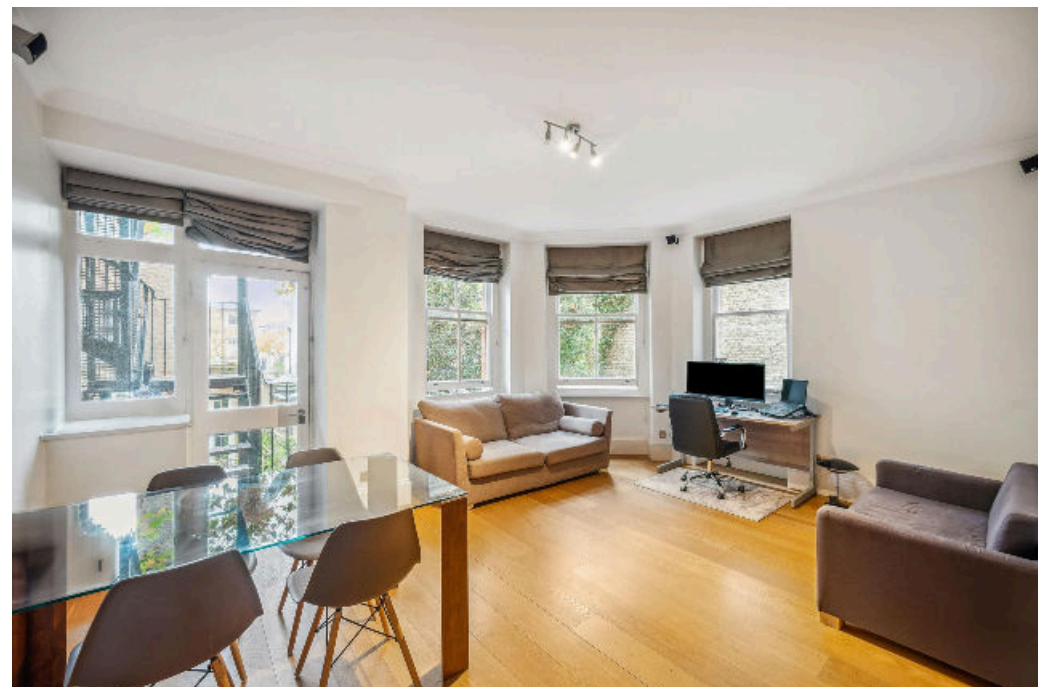
Located on popular Drayton Gardens, this apartment is situated on the first floor of an impressive mansion block and is served by a lift.

There is an open-plan kitchen, reception, diner with dual-aspect windows.

The principal bedroom benefits from ample fitted wardrobe space and is served by a family bathroom. The second double bedroom has an en suite bathroom.

There is a useful store cupboard in the hallway.

*Please note, 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: £1,045,000

Tenure: Leasehold: approximately 139 years remaining

Service charge: £4,500 per annum

Ground rent: £250 per annum

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F

Location

This apartment is ideally situated for the supermarkets and cafes of the Fulham Road and the boutique shops, bars and restaurants of the iconic Kings Road.

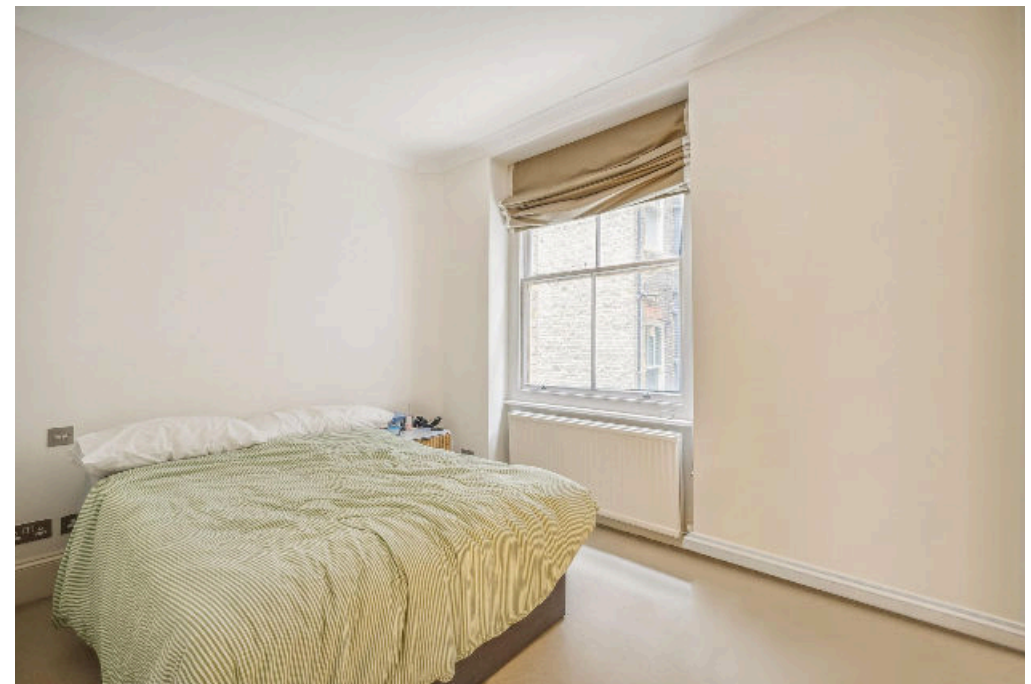
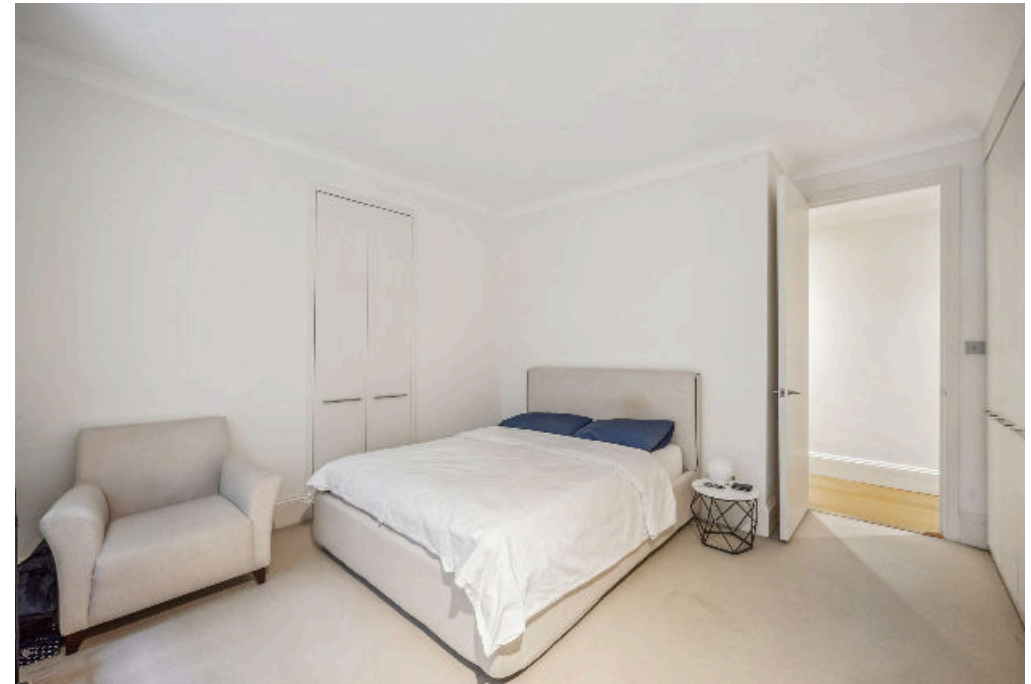
The Thames Path provides excellent walking and cycling routes, as does the nearby Brompton Cemetery. Battersea Park is within easy reach, with its boating lake, lakeside cafes and wide range of sports facilities.

The regeneration of Earl's Court will result in further amenities and ten acres of park and open land.

Gloucester Road and South Kensington Underground Stations (Piccadilly, District and Circle lines) are 0.6 miles away respectively.

The immediate vicinity is served by regular bus service.

*All distances are approximate.



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Approximate Gross Internal Floor Area
85.8 sq m / 923 sq ft



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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Particulars dated November 2024. Photographs and videos dated November 2024.

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