



Drayton Gardens, Chelsea **SW10**

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This is a bright six bedroom family house, situated in the heart of Chelsea on the sought-after eastern side of Drayton Gardens. This elegant property seamlessly combines contemporary style with period character, offering exceptional living and entertaining spaces both formal and informal. The ground floor features a spacious kitchen/dining room, a conservatory, and an informal sitting room opening onto a stunning 50ft rear garden. The first floor boasts an impressive formal double reception room with high ceilings and wooden floors throughout, alongside a study on the half landing. The second floor is dedicated to a generously proportioned main bedroom suite, complete with a luxurious en suite bathroom and built-in wardrobe space.



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**Guide price:** £5,950,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** H









The top floor accommodates two further double bedrooms and a shared family bathroom.

The flexible lower ground floor offers two additional rooms, ideal as bedrooms, a media/playroom, or a home office, along with a separate utility room.

## Location

Drayton Gardens is perfectly located near the vibrant restaurants and shops on Old Brompton Road and Fulham Road.

Excellent transport links are provided by Gloucester Road and South Kensington Underground stations.

The house is in close proximity to a number of high-quality educational options the area offers, ranging from nurseries to secondary schools, including independent, state-funded, and international institutions such as Falkner House Girls, Glendower Preparatory School, Wetherby School, Queen's Gate School, and The Lycee Francais.













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**Approximate Gross Internal Floor Area  
312.59 sq m / 3365 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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