



# DRAYTON GARDENS

Chelsea, SW10



# SPACIOUS THREE BEDROOM LATERAL APARTMENT

The apartment provides generous lateral space and high ceilings. The combination of a sizeable reception room, separate office and three bedrooms makes it a versatile home within a sought-after Chelsea address.



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Local Authority: Royal Borough of Kensington and Chelsea

Council Tax band: G

Tenure: Leasehold with approximately 947 years remaining

Ground rent: We have not received details surrounding the ground rent. Please make your own enquiries

Service charge: £5,747 per annum, reviewed every year

Guide price: £3,500,000



## DRAYTON COURT CHELSEA SW10

Situated on the second floor of a well-maintained period building, this lateral apartment offers strong proportions, a practical layout and excellent natural light throughout.

The reception room extends across the width of the property, benefiting from a ceiling height of approximately 2.6m, and provides a generous space for both living and dining. A private balcony sits just off this room, adding a useful outdoor element to the arrangement.

The kitchen is positioned adjacent to the main living area, providing good separation while remaining convenient for day-to-day use. An additional office sits nearby, offering a dedicated workspace or a flexible ancillary room.







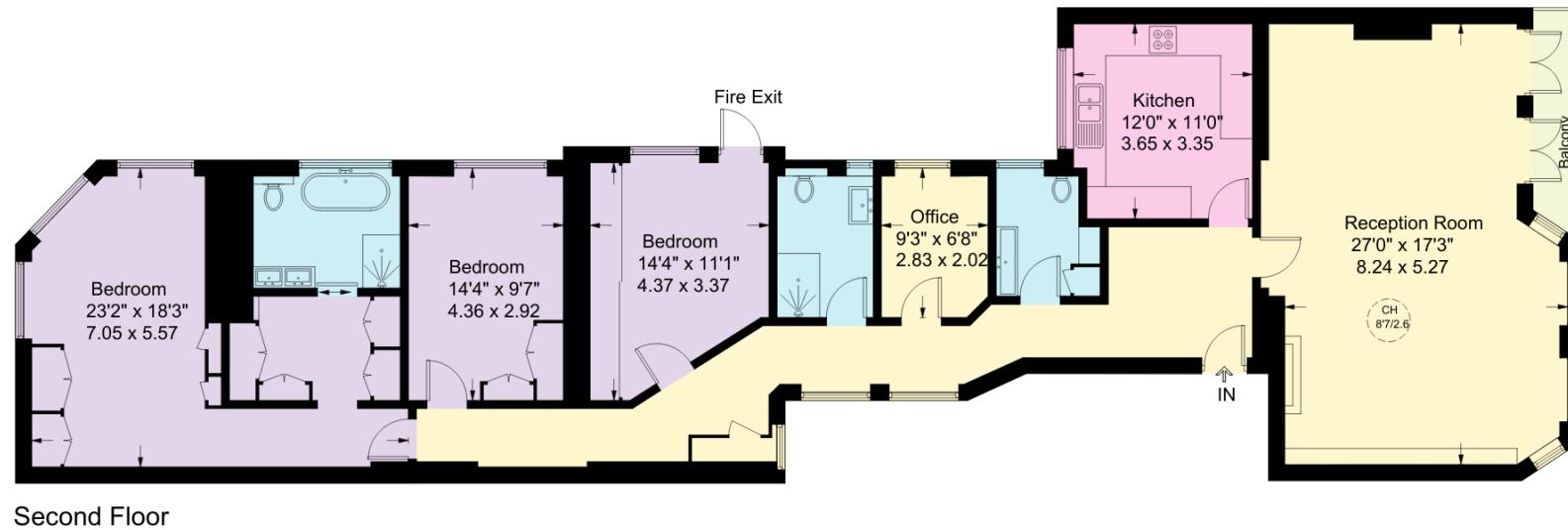
## BEDROOMS & LOCATION

The bedroom accommodation is peacefully positioned to the rear, comprising three well-proportioned rooms. The largest bedroom provides excellent volume and scope with a defined sleeping area, en suite bathroom and dressing room, while the remaining two bedrooms offer comfortable and balanced spaces, suitable for guests, family or long-term use. These bedrooms are served by a separate bathroom.

Drayton Gardens is a desirable residential address in Chelsea, positioned between the amenities of Fulham Road and Old Brompton Road. The area offers an excellent selection of cafés, neighbourhood restaurants and everyday conveniences, as well as easy access to the cultural institutions of South Kensington. Green spaces at Onslow Gardens and The Boltons are close by, while transport is straightforward with nearby underground stations providing District, Circle and Piccadilly line services for travel across London.

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





Drayton Gardens, SW10  
Approximate Gross Internal Area = 163.7 sq m / 1,762 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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