



Draycott Place, Chelsea SW3

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This stunning four bedroom split-level apartment is nestled within a charming Victorian building on the prestigious Draycott Avenue. This home boasts excellent proportions and a dual aspect design, ensuring an abundance of natural light.

Upon entering, you are captivated by the spacious and well proportioned living areas. The generous layout includes a separate kitchen diner, perfect for both casual family meals and entertaining guests.

The property includes three stylish bathrooms and contemporary fixtures, providing convenience and luxury for everyday living.



**Guide price:** £3,950,000

**Tenure:** Leasehold: approximately 113 years and 11 months remaining

**Service charge:** Approximately £2,600 per annum

**Ground rent:** Peppercorn

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





## Location

Situated just 0.4 miles from Pavilion Road, Sloane Square, and Duke of York Square, this location offers unparalleled access to an array of boutique shops, fine dining establishments, and cultural attractions.

Additionally, excellent transport links, including Sloane Square Underground Station, are within easy reach, ensuring effortless connectivity across London.





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## Approximate Gross Internal Floor Area 194.1 sq m / 2089 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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