



31 Draycott Avenue | | LONDON | SW3 3BS

£2,562 Per month

**ESON2**  
REAL ESTATE

## Key features

- Open-Plan Living
- High-End Kitchen
- Luxurious Bathroom
- Smart Design
- On-site Gym
- Workspace Facilities

## Description

This newly renovated studio in Chelsea features modern interiors, a versatile living area with a study room, premium kitchen appliances, and a luxurious bathroom. Located near King's Road and Knightsbridge with excellent transport links.

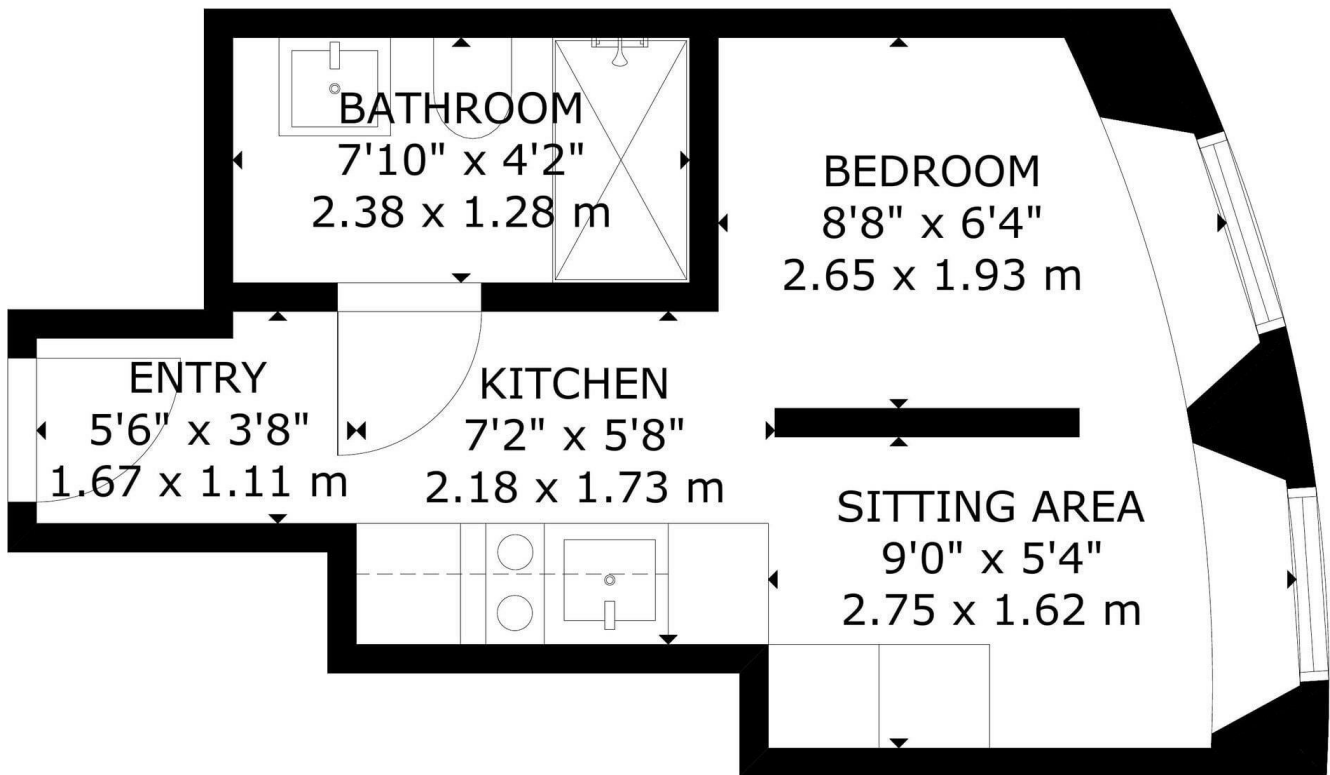
## Directions



This newly renovated studio in Chelsea's SW3, combines sleek design with smart, efficient living. With contemporary interiors and an open-plan layout, the apartment maximises natural light and space, creating a bright, stylish, and inviting atmosphere.



Floor plans



LOWER GROUND FLOOR

GROSS INTERNAL AREA  
TOTAL: 18 m<sup>2</sup>/196 sq ft  
LOWER GROUND FLOOR: 18 m<sup>2</sup>/196 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band    EPC Rating C



301 Michelin House 81 Fulham road  
London  
Greater London  
SW3 6RD  
07920 257649  
fayeel@eson2.co.uk  
www.eson2.co.uk