

**ESON 2.**

**REAL ESTATE**

34, 31 Draycott Avenue, LONDON, SW3









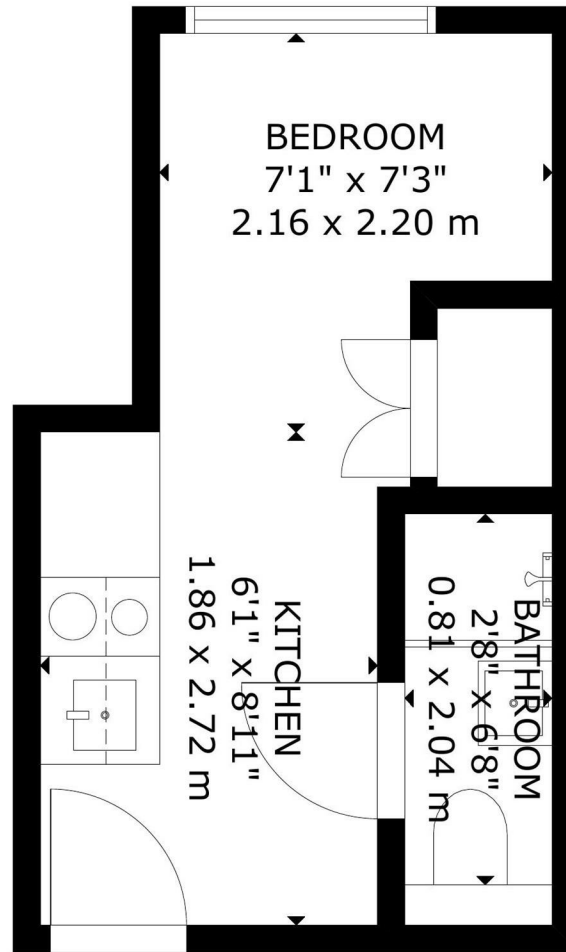




A beautifully refurbished, design-led studio set within an elegant period building in the heart of Chelsea, a stroll away from sought after Salone square SW3.

Live right in the mix, Pavilion Road, King's Road and Sloane Street are all moments away, putting London's best cafés, restaurants and shopping on your doorstep. Sloane Square, South Kensington and Knightsbridge are all within easy walking distance, so getting across London is effortless.

A newly refurbished studio apartment in Chelsea SW3, offering modern open-plan living with a fully fitted kitchen, stylish shower room, and excellent natural light. Residents benefit from 24-hour gym access, co-working space, secure entry, and CCTV. Ideally located close to Sloane Square, South Kensington, shops, cafés, and transport links.



GROSS INTERNAL AREA  
TOTAL: 12 m<sup>2</sup>/134 sq.ft  
FIRST FLOOR: 12 m<sup>2</sup>/134 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR