



Impressively Proportioned - 1 Bedroom in Size with Upside Potential

NB: The main image has been virtually staged to demonstrate the potential. Set within the iconic Donovan Court on prestigious Drayton Gardens, this bright and impressively proportioned second floor apartment offers approximately 440 sq ft of internal space within a sought-after portered Art Deco mansion block. The apartment is currently arranged as a well-laid-out studio with a separate kitchen and bathroom. However, the generous proportions of the principal room, comparable in scale to many one bedroom apartments locally, that create a highly versatile living space with excellent long-term flexibility.

Flooded with natural light and benefitting from lift access, porter and secure entry, the property represents an outstanding opportunity for both first-time buyers and investors seeking a prime South Kensington address at an attractive entry level. The separate kitchen, ample built-in storage and well-balanced layout further enhance the practicality of the flat, while its size and configuration offer significant scope to enhance value over time.

For investors, the property offers compelling fundamentals: strong rental demand, a prestigious portered building, and proportions that compare favourably with smaller one-bedroom apartments in the area. The scale and layout provide clear potential for value enhancement, supporting both rental growth and long-term capital appreciation. For first-time buyers, this represents a rare opportunity to secure a prime SW10 address within a landmark mansion block, acquiring a home that offers both immediate comfort and future flexibility as needs evolve.

Perfectly positioned moments from Fulham Road, Gloucester Road and South Kensington stations, the apartment combines lifestyle convenience with strong investment fundamentals.





ACCOMMODATION

The studio offers a well-designed living space with a separate kitchen and bathroom, set within a well-maintained Art Deco building that benefits from lift access and a porter within a safe and secure building.

LOCATION

Donovan Court enjoys a prime location on Drayton Gardens, nestled between South Kensington and Chelsea, just moments from the lively stretch of Fulham Road known as "The Beach" — home to a fantastic array of cafés, restaurants, boutiques and cinemas. The area offers a perfect balance of cultural charm and everyday convenience, with the Natural History Museum, V&A and Hyde Park all within easy reach. Excellent transport links are provided by Gloucester Road and South Kensington stations (District, Circle and Piccadilly lines), making it a superb base for access to the West End, the City and Heathrow Airport.

Property Type: Flat/Apartment

Construction Materials: Brick

Utilities: Add text here

Electricity: Mains supply

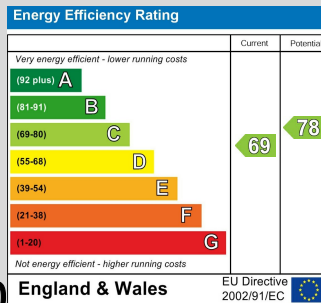
Heating: Gas Mains supply

Sewerage: Mains supply

Broadband: Please check Ofcom broadband checker

Mobile Signal Coverage: Please check Ofcom mobile coverage checker

Parking Arrangements: Street Parking Permit Required



Terms

Price: £430,000

Tenure: Long Leasehold

Lease: 82 years remaining

Council Name RBKC

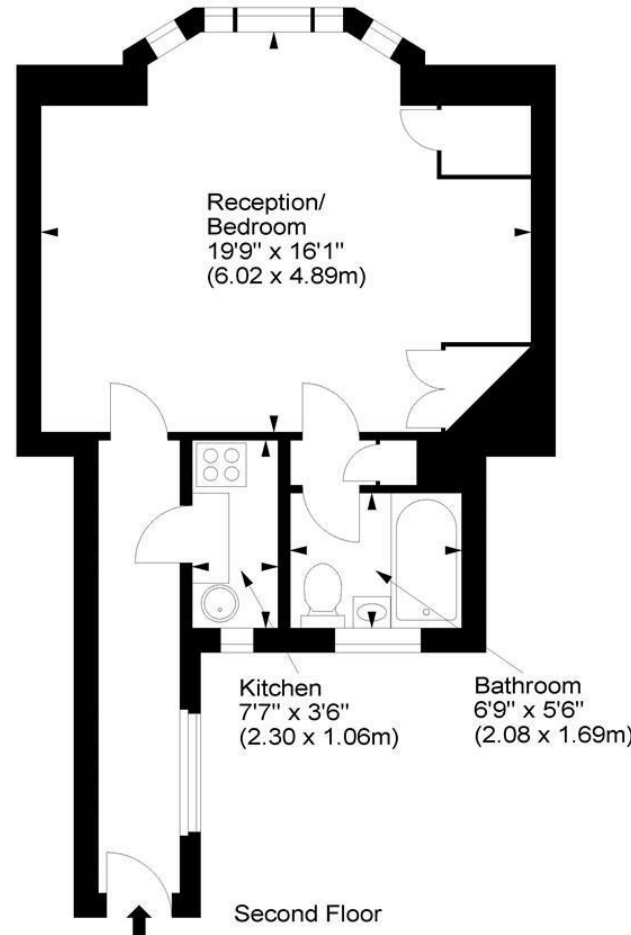
Council Tax Band: E

Service Charge: £3700 including central heating & hot water (£900 of this goes towards Buildings Insurance)

Ground rent: £100

14 Donovan Court, SW10 9QS

Approx. Gross Internal Area
440 Sq Ft - 40.88 Sq M



For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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FEATURES

- Rare value opportunity in a blue-chip location Second floor with lift access
- Approx. 440 sq ft – comparable in size to many one-bedroom apartments locally
- Prestigious portered Art Deco mansion block
- Separate kitchen and bathroom
- Highly versatile layout with excellent long-term flexibility
- Prime Drayton Gardens address between South Kensington & Chelsea
- Strong rental demand and investment fundamentals
- Significant potential to enhance value over time
- Moments from Fulham Road, Gloucester Road & South Kensington stations
- Attractive entry point into SW10 within a landmark building



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