

Draycott Place

Chelsea, SW3

CHESTERTONS











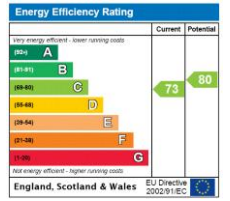
A beautifully presented two bedroom duplex apartment forming part of this attractive redbrick period conversion.

The ground floor comprises a wonderful reception space boasting ceilings in excess of 3.4m as well as fully equipped kitchen/dining space leading onto a private terrace. The bedroom accommodation is configured as two suite's complete with en-suite bathrooms and an abundance of fitted storage. A third bedroom leading onto a private patio completes the accommodation.

Draycott Place is situated approximately 250m from Sloane Square with its wonderful array of shops, bars, restaurants as well as the underground station (Circle and District Lines).

- Beautifully Refurbished
- 3.4m Ceilings
- Long Lease
- Moments from Sloane Square

Asking Price £2,500,000



Tenure: Leasehold 171 years 8 months
Service Charge: £2,000 per annum
Ground Rent: £0 Peppercorn
Local Authority: Kensington and Chelsea
Council Tax Band: H

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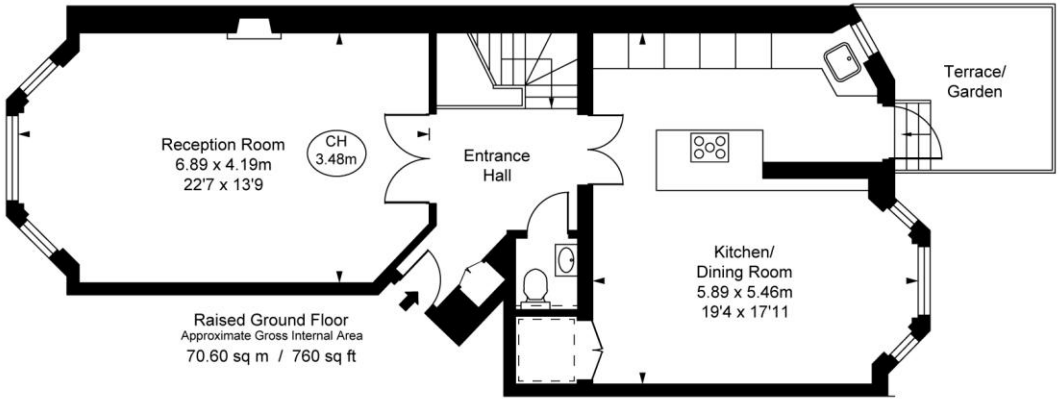
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Approximate Gross Internal Area
174.75 sq m / 1,881 sq ft
Store
7.20 sq m / 78 sq ft

Total Areas Shown On Plan
181.95 sq m / 1,959 sq ft

(Including restricted height under 1.5m [= = = =])

(CH = Ceiling Heights)



Raised Ground Floor
Approximate Gross Internal Area
70.60 sq m / 760 sq ft



Lower Ground Floor
Approximate Gross Internal Area
104.15 sq m / 1,121 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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