



# Large South Kensington Studio with One-Bedroom Proportions

Recently repainted and newly carpeted throughout, this bright second-floor apartment extends to approximately 440 sq ft and is set within the sought-after Donovan Court on prestigious Drayton Gardens. Offering proportions comparable to many local one-bedroom apartments, the property features a spacious principal room, separate kitchen, bathroom, lift access and porter service, presenting an exceptional opportunity for first-time buyers, pied-à-terre purchasers and investors alike.

Ideally positioned between South Kensington and Chelsea, moments from Fulham Road, Gloucester Road and South Kensington stations, the apartment offers an attractive entry point into one of London's most desirable postcodes, combining immediate move-in-ready appeal with excellent long-term potential.

Please note that images may include virtual staging for illustrative purposes



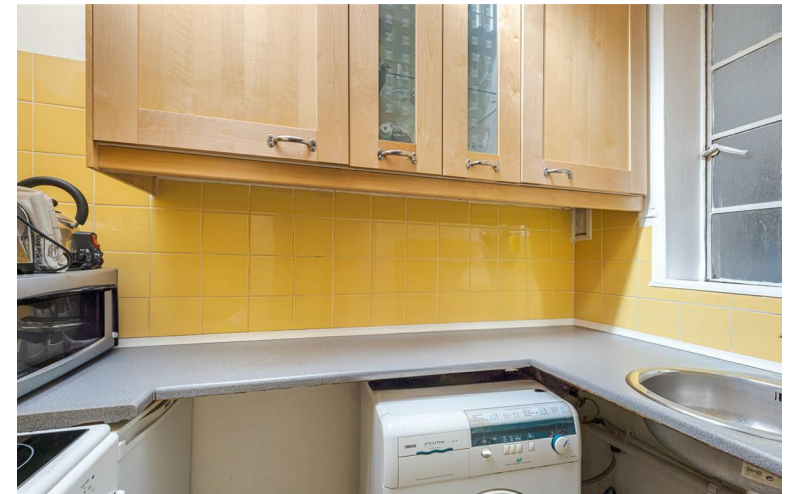


## ACCOMMODATION

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 69      | 78        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

Terms

**Price: £430,000**

**Tenure:** Long Leasehold

Lease: 82 years remaining

**Council Name** RBKC

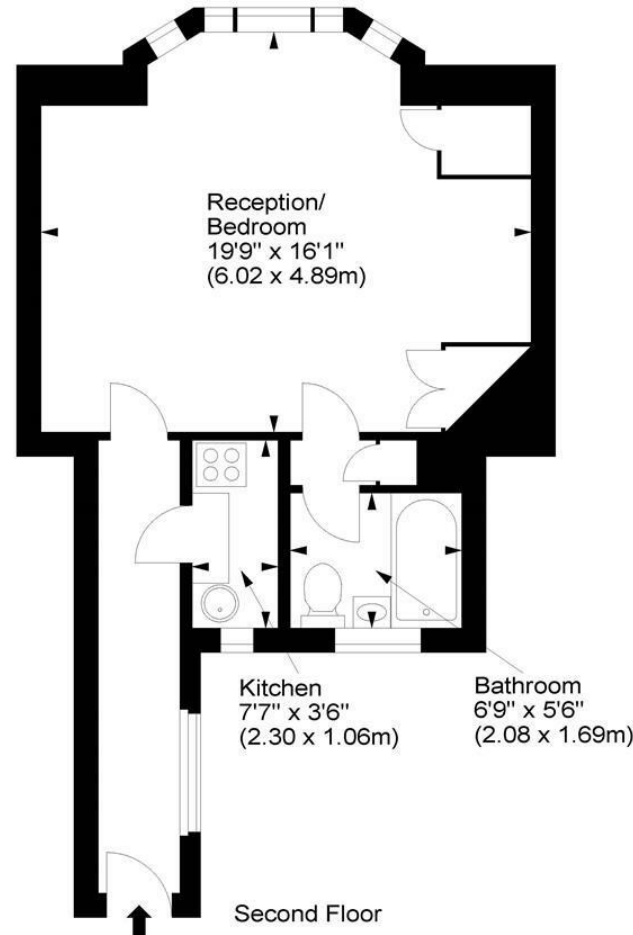
**Council Tax Band:** E

**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.  
www.r3photography.co.uk © Photography / Floor Plans / Lease Plans / EPCs



## FEATURES

- Large Studio Apartment with One-Bedroom Proportions
- Recently Repainted & Newly Carpeted Throughout
- Approx. 440 sq ft / 40.9 sq m
- Prestigious Portered Art Deco Mansion Block
- Lift Access
- Prime Drayton Gardens Address
- Between South Kensington & Chelsea
- Separate Kitchen & Bathroom
- Excellent First-Time Buyer, Pied-à-Terre or Investment Purchase
- Moments from Gloucester Road & South Kensington Stations



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