



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 £2,600,000

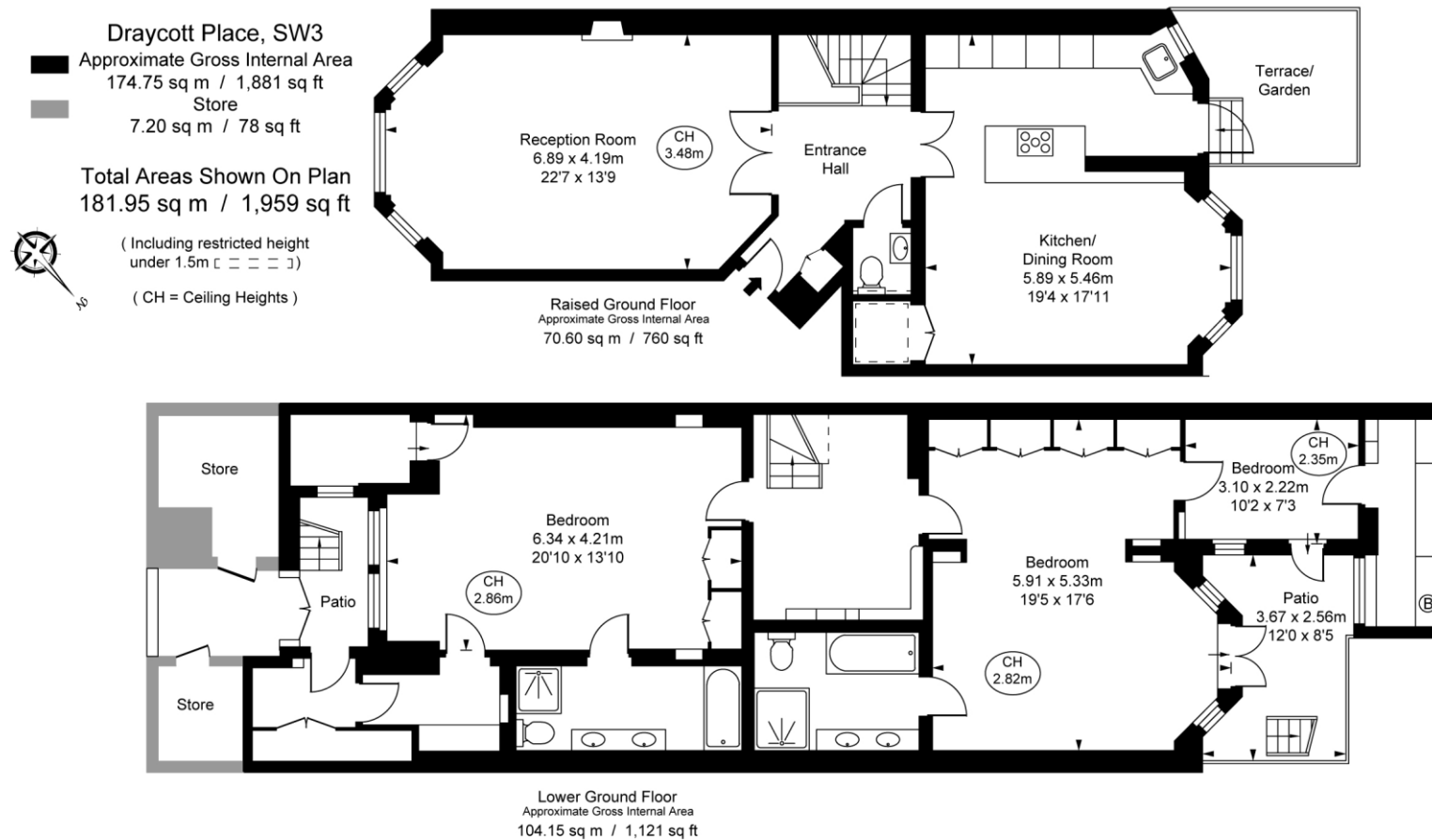
Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
71-80 C	73	80
61-70 D		
51-60 E		
41-50 F		
31-40 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 171 years 9 months
Service Charge: £2000
Ground Rent: £0
Local Authority: Kensington and Chelsea
Council Tax Band: H

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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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