



A charming one bedroom flat situated on the first floor of this handsome red brick building in Chelsea

Draycott Place, London, SW3

Guide Price £1,425,000 Leasehold (Lease Expiry July 3010)

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- Exquisite reception room with high ceilings
- Private, south-facing balcony
- Double bedroom suite with walk-in wardrobe
- Separate, modern kitchen
- Ideal location in Chelsea, close to a range of amenities

Local Information

Draycott Place is located in the heart of Chelsea running parallel to The Kings Road and just 0.3 miles from Sloane Square. It is ideally located for the innumerable shops, bars and restaurants the area has to offer. The nearest station is Sloane Square (0.3 miles), which offers use of the District and Circle lines. In addition, Draycott Place is near to a number of reputable schools.

About this property

This beautiful flat is situated on the first floor of a classic red brick period building in the heart of Chelsea, and comprises 818 sq ft of accommodation. The generous reception room features wonderfully high ceilings and floor to ceiling windows which flood the room with natural light and lead to a private south-facing balcony. The bedroom likewise features high ceilings and benefits from an en suite bathroom and a walk-in wardrobe. In addition, there is a separate kitchen and a guest WC.

Tenure

Leasehold (Lease Expiry July 3010)

Local Authority

Royal Borough of Kensington and Chelsea

Council Tax

Band = F

Ground Rent

A Peppercorn

Service Charge

Approximately £2,500 per annum

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Knightsbridge Office.
Telephone: +44 (0) 20 7581 5234.





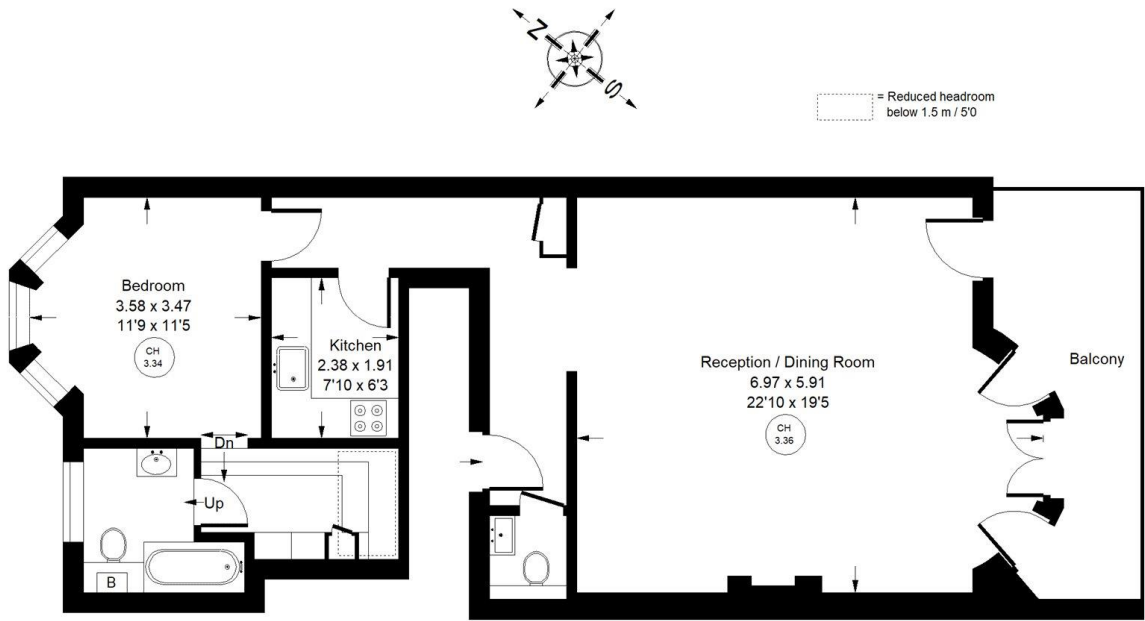
Draycott Place, London, SW3
Gross Internal Area 818 sq ft, 76 m²

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Draycott Place, SW3

Approx. Gross Internal Area
76 sq m / 818 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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