

Drayton Gardens

CHELSEA SW10





A substantial and elegant period house ideally positioned on this popular and sought after street in Chelsea

The accommodation is arranged over five floors and retains a preferred traditional configuration of first floor drawing room, with a kitchen breakfast room and formal dining room at the raised ground floor level. The principal bedroom suite is located at the second floor levels with secondary bedrooms and accommodation at the upper floor and lower ground floor levels. Bright, versatile and very well-proportioned, this is an ideal family home that also benefits from a very attractive and private west facing garden, and a double garage that has formerly been used as an Artist's studio.

Of particular note is the highly desirable rear outlook, with views of St Mary's The Boltons Church featuring prominently and the mews houses of Cresswell Place being low built behind.

This house has been in the same family ownership for nearly 40 years. It has been well maintained in that time and has a charming character throughout. It is likely that an incoming buyer will seek to undertake some remedial modernising works, but to our mind the configuration and versatility of this house makes it stand out as an exceptional opportunity in the current market





Accommodation

- Drawing Room
- Dining Room
- Family Room
- Study
- Kitchen / Breakfast Room
- Principal Suite with Bathroom
- Five further bedrooms
- Two Bathrooms
- Cloakroom
- Terrace
- Garden
- Garage

Local Area

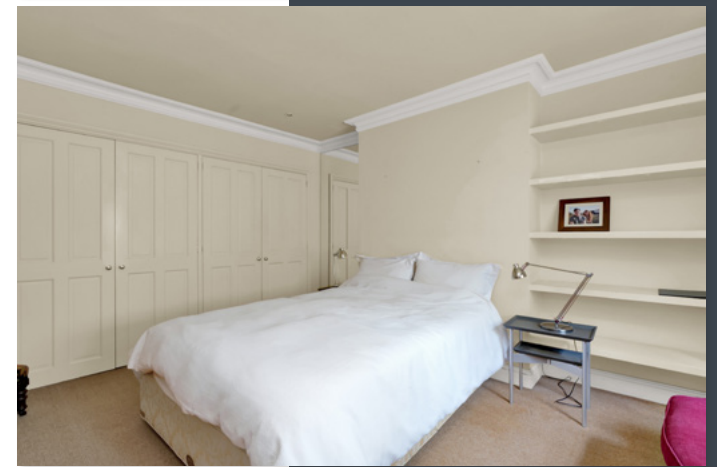
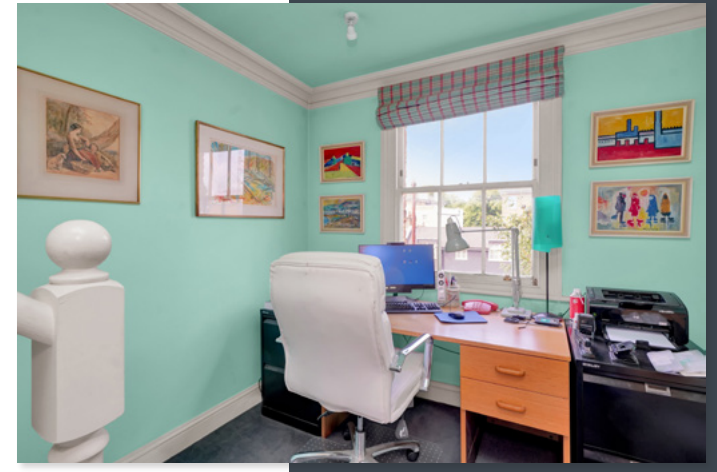
Drayton Gardens is a renowned address linking South Kensington and Chelsea and accessed from Fulham Road or Old Brompton Road. It is recognised as a sought after residential enclave within Prime Central London and is convenient for transport connections at Earls Court, Gloucester Road and South Kensington.

This house is located on the western terrace, and towards the middle section of Drayton Gardens, north of the junctions for Priory Walk and Roland Gardens. A location that holds appeal for domestic UK buyers as well as buyers from overseas. This is an attractive and quintessential period terrace dating to the mid 1800s.

The lifestyle qualities associated with South Kensington and Chelsea living will be a considerable attraction to buyers, with an array of restaurants, cafes, boutiques and galleries all nearby.







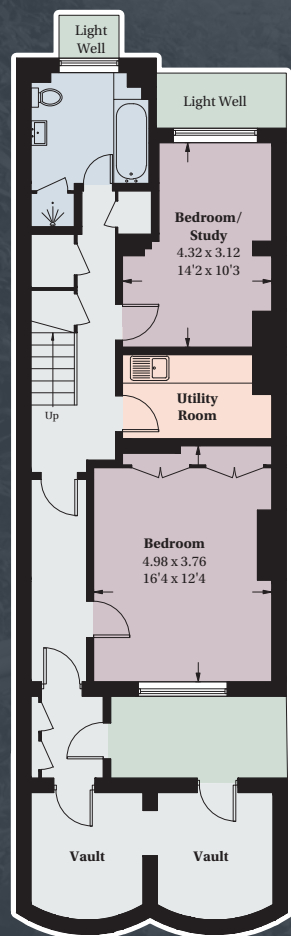
Terms

Freehold

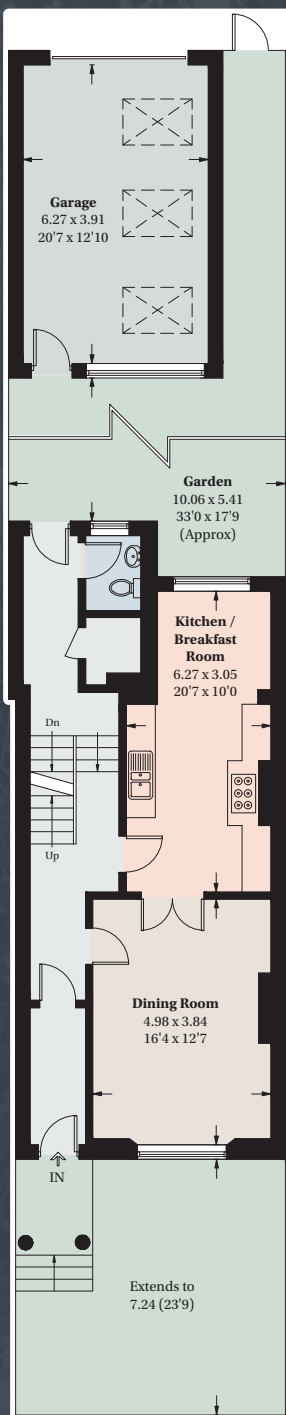
Guide Price £6,900,000

The Royal Borough of
Kensington and Chelsea

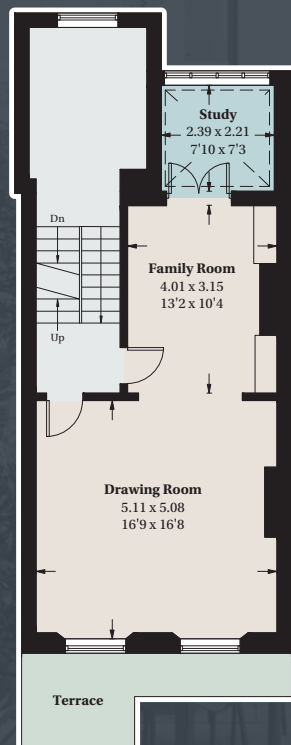
Energy Efficiency Rating		
Energy efficiency class - lower ratings are better		Current Potential
92-100	A	6276
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	62
1-20	G	
England & Wales		EU Directive 2002/91/EC



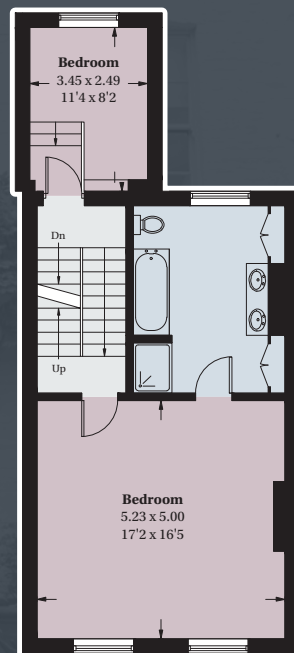
Lower Ground Floor



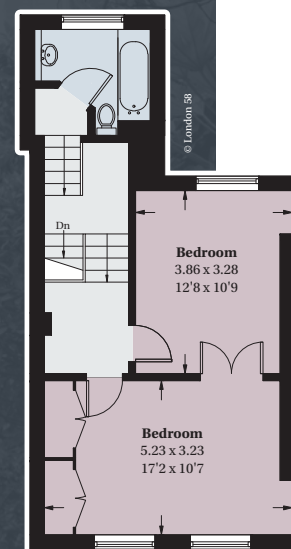
Ground Floor



First Floor



Second Floor



Third Floor



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Approximate Gross Internal Area

3292 sq ft / 305.8 sq m

Garage

267 sq ft / 24.8 sq m

Total

3,559 sq ft / 330.6 sq m

Savills Chelsea

chelsea@savills.com

020 7578 9000

196-200 Fulham Road

London SW10 9PN

savills.co.uk

