



A substantial Chelsea townhouse with west facing garden and private garage.

**Drayton Gardens, London, SW10**

Guide Price £6,450,000 Freehold





Bright, versatile and well-proportioned throughout • Period Property with traditional character • Private west facing garden • Located on a renowned Chelsea street • Ideal family home

#### Local Information

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.

#### About this property

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 though 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.

#### Tenure

Freehold

#### Local Authority

The Royal Borough of Chelsea and Kensington

#### Council Tax

Band = H

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelsea Office. Telephone: +44 (0) 20 7578 9000.







Drayton Gardens, SW10

Approximate Gross Internal Area = 305.8 sq m / 3292 sq ft  
Garage = 24.8 sq m / 267 sq ft  
Total = 330.6 sq m / 3559 sq ft



Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only.  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	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		
	62	76
England, Scotland & Wales	EU Directive 2002/91/EC	

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