

DRAYTON GARDENS, LONDON, SW10



A LARGER THAN AVERAGE 1 BEDROOM CHELSEA APARTMENT, WITH BOTH A LIFT AND CARETAKER.

This large one bedroom apartment comes to the market in good condition and is offered chain free. The kitchen benefits from modern appliances and a large window allowing a lot of natural light in. The reception room comfortably fits both a living area and dining table and has been recently refurbished with new double glazed windows. Off the hallway is the bedroom that is also of great proportions, with gorgeous views over the treetops, this quiet room has plenty of space for storage. The apartment is located on the 4th floor and is serviced via a lift.

Donovan Court is situated on Drayton Gardens conveniently positioned for easy access to Fulham and Kings Roads with their wide range of local shops, bars and restaurants.

Gloucester Road and South Kensington stations provide the nearest underground transport links.





- ◆ Large bedroom
- ◆ Naturally light reception room
- ◆ Fitted kitchen
- ◆ Spacious Chelsea apartment

Tenure: Leasehold approximately 994 years remaining

Service Charge: £2,600pa

Ground Rent: Pepper corn

Price: £799,950 subject to contract

Local Authority: Royal Borough of Kensington and Chelsea

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills and Farrar.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

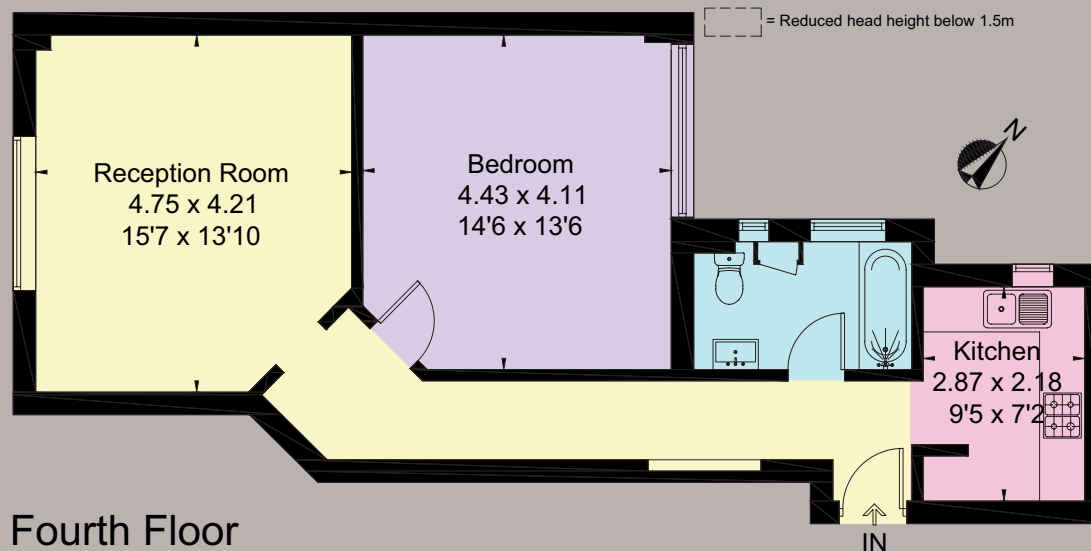


FLOORPLANS

Approximate IPMS2 Floor Area = 61.2 sq m / 659 sq ft

Limited Use Area = 1.5 sq m / 16 sq ft

Total = 62.7 sq m / 675 sq ft



Fourth Floor

OnTheMarket.com



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