



Drayton Gardens, London **SW10**

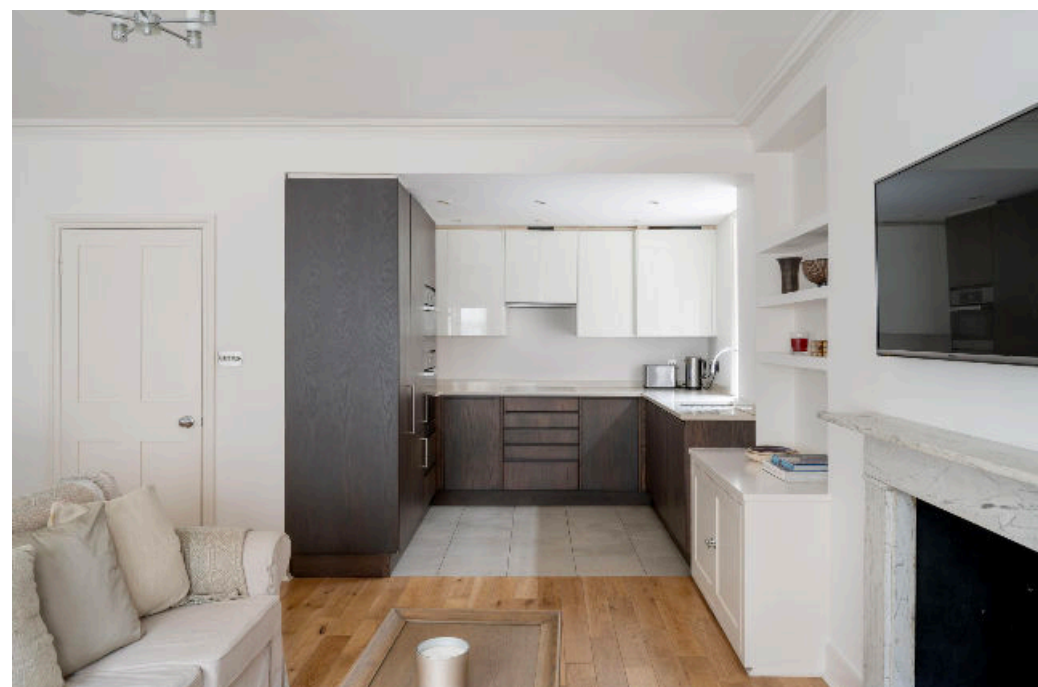


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This smart two bedroom flat is situated on the lower ground floor of a pretty mansion block on Drayton Gardens. The apartment is accessed via its own private entrance.

The living space comprises a modern kitchen and an open-plan living and dining room with a feature fireplace.

There are two well-balanced, spacious double bedrooms, both with fitted wardrobes and there is a large family bathroom complete with both a shower and bath.



Guide price: £795,000

Tenure: Share of freehold plus leasehold, approximately 83 years remaining

Service charge: £5,596 per annum, reviewed every 1 year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough on Kensington and Chelsea

Council tax band: F



Location

A wide range of luxury and boutique shops are located nearby on the King's Road down towards Sloane Square. Fulham Road is also conveniently located, with its array of supermarkets, independent shops, cafes and restaurants.

- Gloucester Road Underground Station (District and Piccadilly lines) is 0.5 miles away

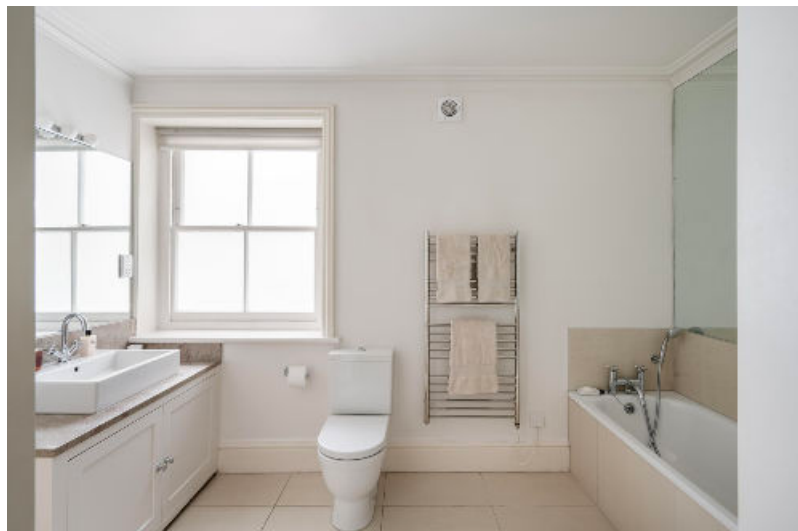
- South Kensington Underground Station (Circle, District and Piccadilly lines) is 0.7 miles away

- Earls Court Underground Station (Piccadilly, District and Circle lines) is 0.7 miles away

- West Brompton Station (District line and Overground) is 0.8 miles away.

The immediate vicinity is served by a regular bus service and nearby Brompton Cemetery provides pleasant walking and cycling routes.

*All distances are approximate.




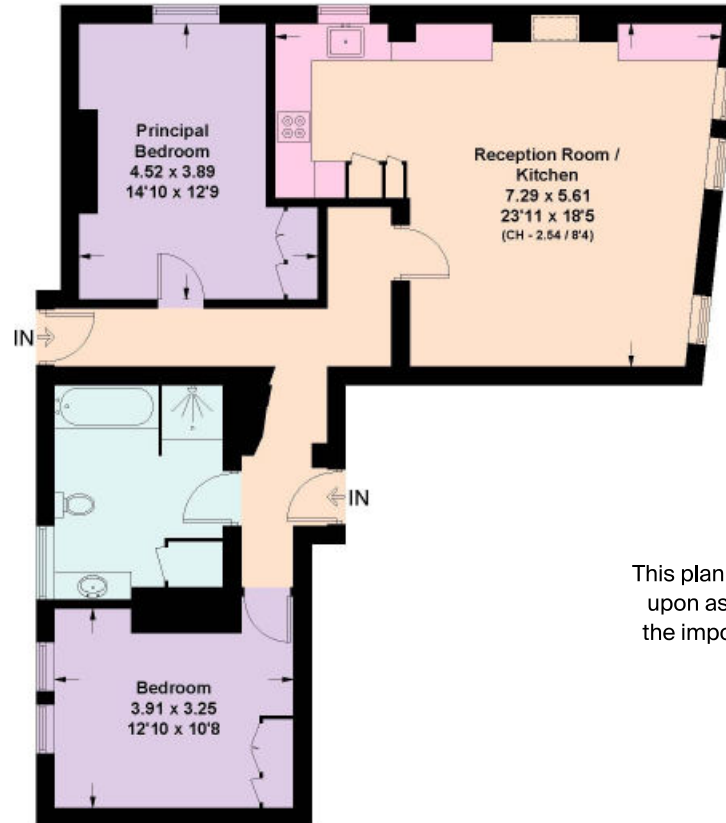


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Approximate Floor Area = 89.2 sq m / 960 sq ft
Including Limited Use Area (2.2 sq m / 24 sq ft)



 = Reduced head height below 1.5m



Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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