



Drayton Gardens, London **SW10**

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Nestled on the fourth floor (accessible by lift) of a distinguished purpose-built period mansion block. Exquisitely refurbished, the flat offers gracefully elegant and inviting interiors. Collaborating with esteemed international interior designers, the discerning owners have created an ideal living and entertaining space. Upon entry, an inviting reception hall adorned with bookshelves and a functional fireplace welcomes guests, seamlessly flowing into a drawing room through oversized double doors. French windows grace the drawing room, opening onto a charming Juliet balcony. The kitchen, designed for optimal functionality yet exudes a subtle vintage allure and features a Lacanche range cooker.



Guide price: £4,950,000

Tenure: Share of freehold plus leasehold, approximately 173 years remaining

Service charge: £13,000 per annum, reviewed every 1 year, next review due 2024

Ground rent: Peppercorn

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: H





Description

The tranquil principal bedroom suite resides towards the rear, featuring a generously sized walk-in closet and bathroom with Drummonds fixtures. Completing the accommodation are two additional double bedrooms and bathrooms, with one bathroom having its fittings removed, tailored to suit the current owner's needs but can be reinstated as an en suite bathroom. A guest cloakroom and utility room add further convenience. Residents benefit from the assistance of a dedicated resident porter. Please note we have been informed of some fire safety matters that applicants should be aware of when considering this property. Further information will be provided.



Location

A diverse selection of high-end luxury and boutique shops can be found in close proximity along the King's Road leading towards Sloane Square.

Additionally, Fulham Road offers convenient access to supermarkets, independent retailers, charming cafes, and acclaimed restaurants.

Transportation options:

Gloucester Road Underground Station (District and Piccadilly lines) lies a mere 0.5 miles away.

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

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

West Brompton Station (District line and Overground) is easily accessible at a distance of 0.8 miles.

Residents benefit from a regular bus service in the immediate vicinity, while the nearby Brompton Cemetery offers delightful walking and cycling paths.

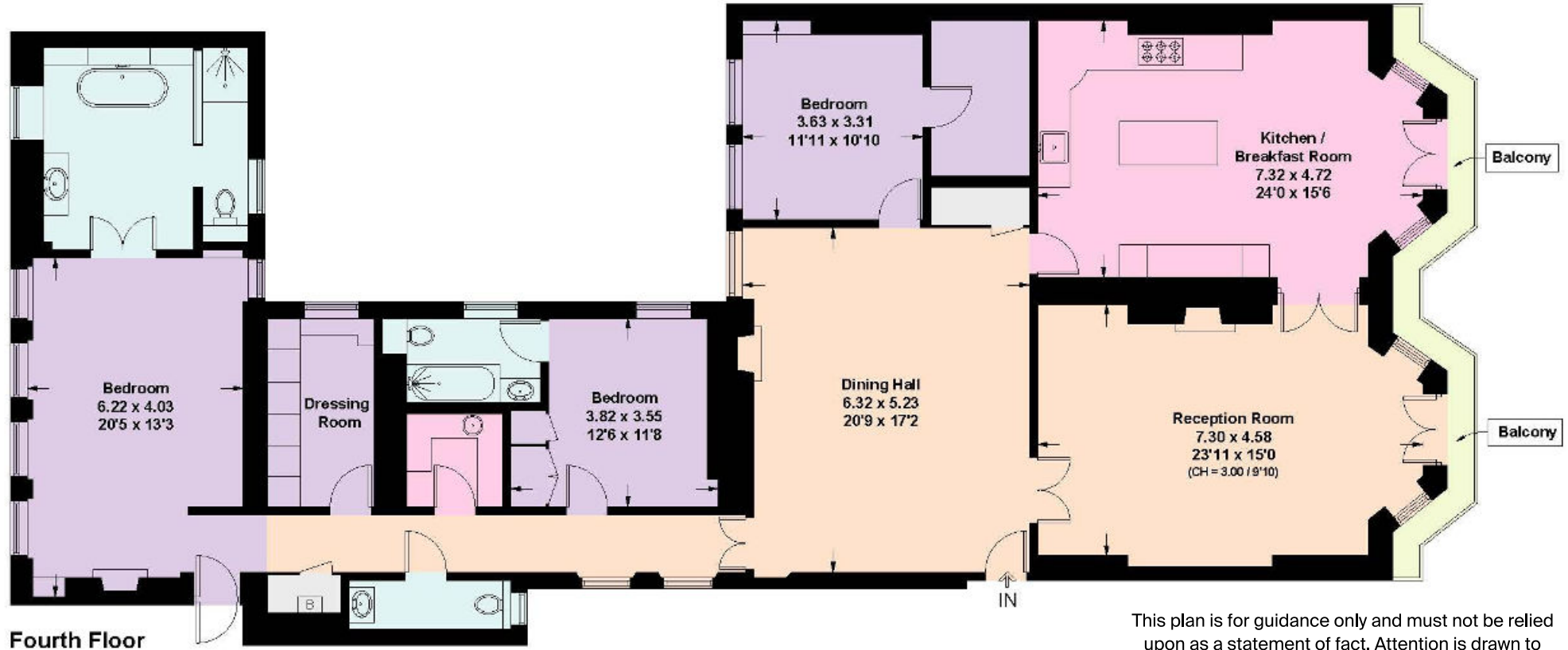
*All distances are approximate.





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Approximate Floor Area = 205.7 sq m / 2214 sq ft



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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