



Drayton Gardens, Chelsea **SW10**

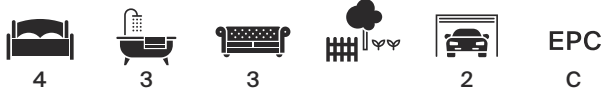
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# Drayton Gardens, Chelsea **SW10**

This beautifully presented freehold Grade II listed family house is situated on the preferred western side of one of Chelsea's most desirable addresses. The current owners have refurbished the house to the highest standards for their own occupation. This is an exciting and rare opportunity to acquire an impressive residence arranged over five floors, featuring a 25 ft west-facing garden and double garage.

The house has been thoughtfully redesigned to create a stunning family home, with incredible natural light and a seamlessly flowing layout.



**Asking price:** £6,850,000

**Tenure:** Freehold

**Local authority:** Royal Borough of Kensington & Chelsea

**Council tax band:** H





Entering the house on the raised ground floor, an inviting entrance hall leads to a formal dining room offering green views of the front garden. A meticulously designed bespoke kitchen, complemented by a breakfast room, is adjacent to the dining room. The kitchen is complete with premium integrated appliances, a modern hob, high-quality cabinetry, and ample worktop space.

The lower ground floor is home to a spacious family/play room with direct access to the rear garden. In addition, this floor includes a guest cloakroom, a separate utility room, and a double bedroom complete with built-in storage and an en suite.

The first floor is dedicated entirely to an exceptional drawing room and fitted study, which is characterised by a striking ceiling height and floor-to-ceiling French doors that open onto a full-width balcony.





The principal bedroom is discreetly positioned on the second floor and features a dressing room with extensive wardrobe storage. It includes an elegant en suite bathroom with a separate bath and walk-in shower. This floor also has a guest WC accessed via the hallway. Two additional double bedrooms with ample storage are located upstairs, along with a separate family bathroom.

A diverse selection of high-end shops are available along King's Road, while Fulham Road offers supermarkets, cafes, and restaurants. Transportation options include Gloucester Road Underground Station (0.5 miles), South Kensington (0.7 miles), Earls Court (0.7 miles), and West Brompton (0.8 miles). All distances are approximate.





## Drayton Gardens SW10

Approximate Gross Internal Area = 294.4 sq m / 3,136 sq ft  
(excluding Reduced Headroom)

Garage = 26.8 sq m / 288 sq ft

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 319 sq m / 3,433 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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Particulars dated July 2024. Photographs and videos dated September 2019.

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