



Draycott Avenue, Chelsea SW3

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# Located in the heart of Chelsea SW3

A stunning newly renovated maisonette, located on the sought-after Draycott Avenue.

This property is presented in immaculate condition and boasts contemporary features throughout, with an enviable terrace ideal for entertaining.

The living area has been elegantly designed with tasteful décor and high-quality finishes, creating a warm and inviting atmosphere. There is a fully fitted modern kitchen which has been thoughtfully designed with ample storage space and integrated appliances. On the first floor you will find three double bedrooms that have both been tastefully decorated and offer ample storage space, one of which could be used as a second reception room. There is also an additional bedroom and stylish bathroom on the third floor.



**Guide price:** £3,250,000

**Tenure:** Leasehold: approximately 999 years remaining

**Service charge:** To be confirmed

**Ground rent:** To be confirmed

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

**Council tax band:** G





100 Years of Empire  
at 100  
DRAYCOTT  
AVENUE, SW3

1904

ME+EM

ME+EM

ENOTECA GOURMET

ENOTECA GOURMET  
FINE WINE RESTAURANT

DRAYCOTT AVENUE

STRETCH

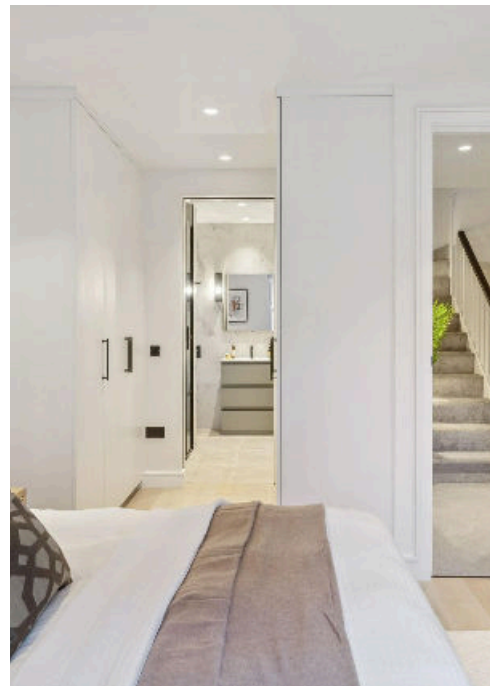
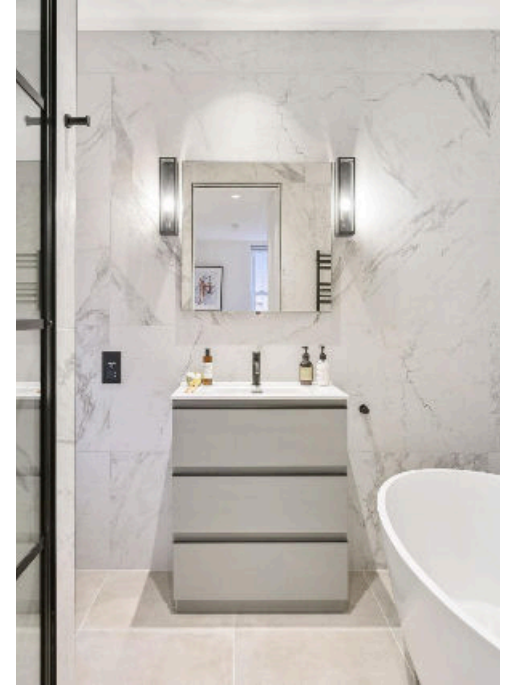
PREVENT  
PERFORM  
RECOVER

WINE WORKSHOP & KITCHEN

WINE WORKSHOP & KITCHEN

28-50





**Approximate Gross Internal Floor Area**  
**154 sq m / 1663 sq ft**



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 783 SQ FT

SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 553 SQ FT

THIRD FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 297 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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