

RUSSELL
SIMPSON

Tasteful and spacious lateral flat on a sought-after street in the heart of Chelsea

AVENUE COURT
CHELSEA SW3

Avenue Court

£3,465,000

BEDROOMS 3	INTERNAL 1,314 SQ FT 122 SQM	OUTDOOR —	COUNCIL RBKC
BATHROOMS 2		EPC C	COUNCIL TAX H
TENURE Share of freehold	LEASE LENGTH 106 YEARS	GROUND RENT —	SERVICE CHARGE £11,796 P/Y





The Property

Three bedroom flat in a red-brick mansion block, benefiting from a caretaker and lift

Entering the property on the first floor, the entrance hall leads through to a reception room. This well-proportioned room opens onto a study, while a large bay window fills the room with natural light. Furthermore, this side of the flat contains the principal bedroom, which benefits from an ensuite bathroom, as well as double French doors opening onto a Juliet balcony.

Reception Room

img 2



Indoor Spaces

The other side of the flat features an open-plan kitchen that communicates with a dining room. In addition, there is a second double bedroom with ensuite bathroom and built-in storage, and a third bedroom with bathroom next door. A guest loo and utility cupboard complete the property.





The Bedrooms

img 1	Double Bedroom
img 2	Shower Room



The Neighbourhood

Avenue Court is an impressive mansion block on Draycott Avenue with caretaker and lift. This section of the street is lined with red-brick mansion blocks, many of them built in the late nineteenth century with beautiful bay windows and patterned brickwork.

Draycott Avenue is located in the centre of Chelsea, leading between the King's Road and the Fulham Road. The neighbourhood is well-supplied with restaurants and shops, while Sloane Square and South Kensington underground stations are both within walking distance. In addition, Pavilion Road is close, with its village-like collection of independent boutiques and artisanal food shops.

Avenue Court, Draycott Avenue, SW3

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Approximate area
1373 sq ft / 127.6 sq m

Including limited use area
(23 sq ft / 2.1 sq m)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



First Floor

RUSSELL
SIMPSON

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