



**RUSSELL
SIMPSON**

Impressive four-bedroom flat with
bright and spacious interiors

DRAYCOTT PLACE
CHELSEA SW3

Draycott Place

£3,450,000

<div>BEDROOMS</div> <div>4</div>	<div>INTERNAL</div> <div>2,089 <small>SQ FT</small></div> <div>194 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>3</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>H</div>
<div>TENURE</div> <div>Leasehold</div>	<div>LEASE LENGTH</div> <div>113 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£2,600 <small>P/Y</small></div>



The Property

Duplex flat in a grand red-brick building on a prestigious street close to the King's Road

Stepping into the flat on the second floor, the entrance hall leads through to a generous double reception room. This room includes high ceilings, an elegant fireplace, and an exceptionally wide bay window filling the space with light.

CGI images have been used.



Indoor Spaces

The property is decorated in a tasteful fashion, with the potential to be reimagined by future owners.

On the opposite side of the hall is a kitchen with fitted units and enough space for a breakfast area. This floor also contains a room which could be either a bedroom or study, with a bathroom next door, and is decorated with dark wooden flooring in the communal areas.





The Bedrooms

The third floor consists of three bedrooms. The principal bedroom suite has a large bathroom with a bath. The other two bedrooms share a bathroom, while the landing has additional storage space.

CGI images have been used.





The Neighbourhood

The flat includes a balcony at the rear of the building, accessed via the reception room.

Draycott Place is a prestigious address lined with beautiful red-brick houses and mansion blocks. These buildings were mostly constructed in the Victoria Era, imitating the distinctive gables and varied fenestration of seventeenth-century Dutch architecture. The style became popular in Kensington and Chelsea, earning the nickname 'Pont Street Dutch'.

From here, the restaurants and shops of the King's Road are a short walk away. In addition, Sloane Square underground station is close, along with the independent boutiques and artisanal food shops of Pavilion Road.

Draycott Place,
SW3

Approximate Floor Area

2,089 sq ft / 194.1 sq m

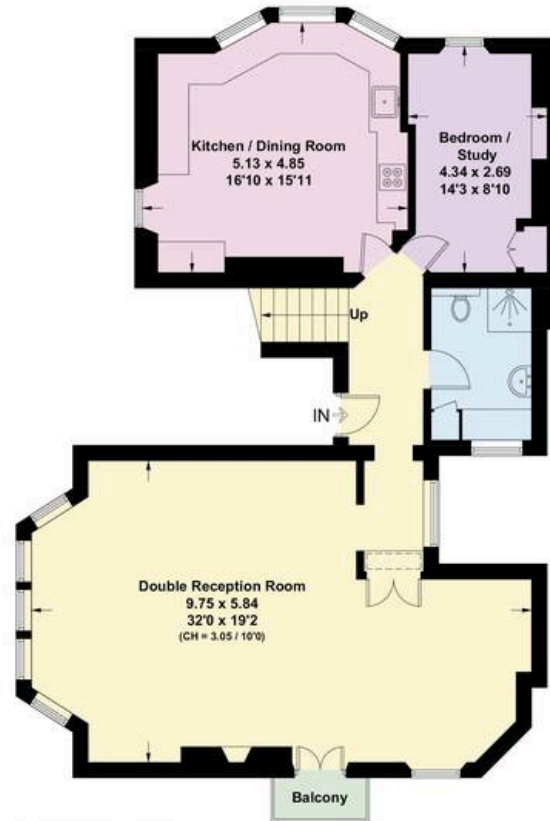
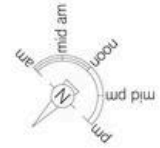
(Excluding Void)

Including Limited Use Area

42 sq ft / 3.9 sq m

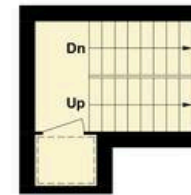
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making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

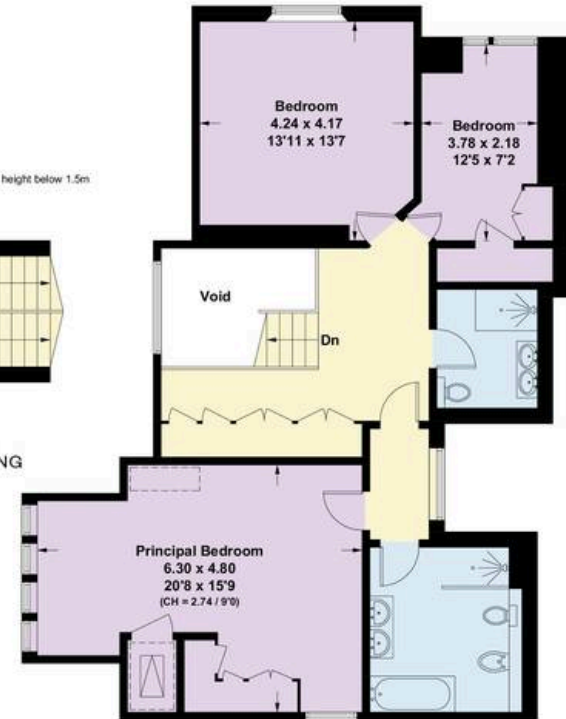


SECOND FLOOR

□ = Reduced head height below 1.5m



HALF LANDING



THIRD FLOOR

**RUSSELL
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