



## **RUSSELL SIMPSON**

An excellent two bedroom flat set on  
the second floor of this attractive  
period building

DRAYCOTT PLACE  
CHELSEA SW3

# Draycott Place

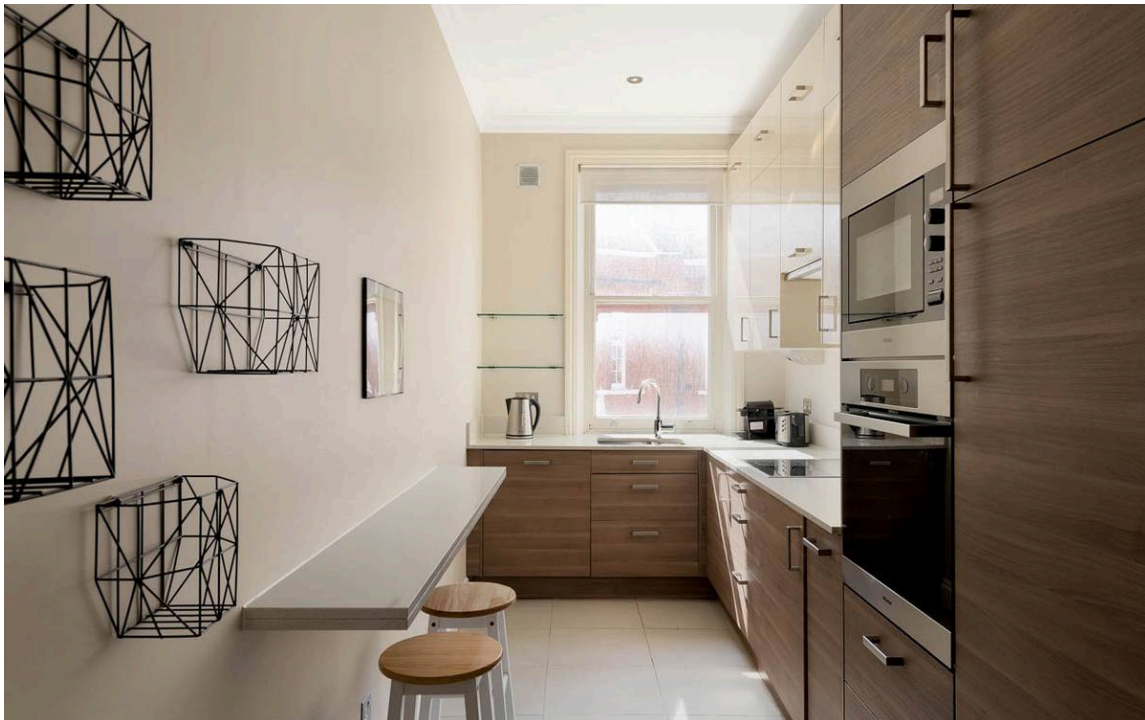
# Let

BEDROOMS 2	INTERNAL 1,211 SQ FT	OUTDOOR —	FURNISHED STATUS Furnished
BATHROOMS 2	112 SQM	EPC C	COUNCIL TAX —



## The Property

Spanning over 1,200 square feet, the flat comprises of two generously proportioned bedrooms, both of which have ensuite bathrooms.





## Indoor Spaces

In addition to the two ensuite bathrooms there is a guest WC. The principle bedroom further benefits from a walk-in wardrobe. The kitchen and bathrooms are all modern and well presented. There is also plenty of well thought out storage throughout the flat. The building has a reasonably sized lift as well as resident caretakers.



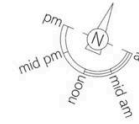


## The Neighbourhood

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'.

# Draycott Place, SW3

APPROX. GROSS INTERNAL AREA \*  
1211 Sq Ft - 112.50 Sq M



This floorplan is for GUIDANCE ONLY and NOT FOR VALUATION purposes.

Key :  
CH - Ceiling Height



SECOND FLOOR

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**ALEX WINSHIP**  
Photography

\* Floorplan for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements are taken and approximated and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



<p><b>VIEWING ARRANGEMENTS</b></p> <p>Telephone: +44 (0) 20 7225 0277 Email: info@russellsimpson.co.uk</p> <p><small>This plan is for guidance only, not to scale or valuations purposes. It must not be relied upon as a statement of fact. All measurements are taken and approximated and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.</small></p>	<p><b>RUSSELL SIMPSON</b></p>
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SIMPSON**

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