



## **RUSSELL SIMPSON**

Refined ground floor flat in a  
handsome period building

DRAYCOTT PLACE  
CHELSEA SW3

# Draycott Place

£1,000,000

<div>BEDROOMS</div> <div>1</div>	<div>INTERNAL</div> <div>497 <small>SQ FT</small></div> <div>46 <small>SQM</small></div>	<div>OUTDOOR</div> <div>—</div>	<div>COUNCIL</div> <div>RBKC</div>
<div>BATHROOMS</div> <div>1</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>F</div>
<div>TENURE</div> <div>Share of freehold</div>	<div>LEASE LENGTH</div> <div>991 <small>YEARS</small></div>	<div>GROUND RENT</div> <div>—</div>	<div>SERVICE CHARGE</div> <div>£7,000 <small>P/Y</small></div>

## The Property

A charming ground floor apartment offering bright living spaces with communal garden access

Stepping into the flat, an entrance hall leads to a well-proportioned reception room accommodating both sitting and dining areas. Large windows flood the space with natural light, complemented by high ceilings and decorative mouldings. The separate kitchen is efficiently designed with glossy white cabinetry and marble countertops.





## The Bedroom

To the rear, the generous bedroom overlooks the communal gardens through a light-enhancing bay window. The apartment is completed by a modern bathroom finished with contemporary fixtures.







## The Neighbourhood

The flat benefits from access to well-maintained communal gardens.

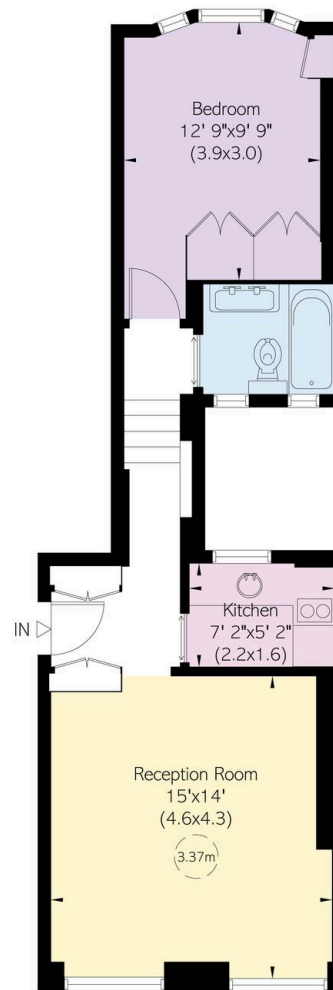
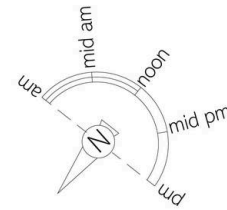
Draycott Place is a prestigious Chelsea address, characterised by handsome red-brick period buildings. The location offers exceptional convenience, moments away from the boutiques and cafés of Sloane Square and the King's Road. South Kensington and Sloane Square underground stations are within a short walk, providing excellent transport links across London.

## Draycott Place, SW<sub>3</sub>

Approximate Internal Area  
497 sq ft/ 46 sq m

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SIMPSON**

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.



Ground Floor

**RUSSELL  
SIMPSON**

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## Contact Us

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