



**RUSSELL
SIMPSON**

Immaculate two bedroom flat close
to Sloane Square

DRAYCOTT AVENUE
CHELSEA SW3

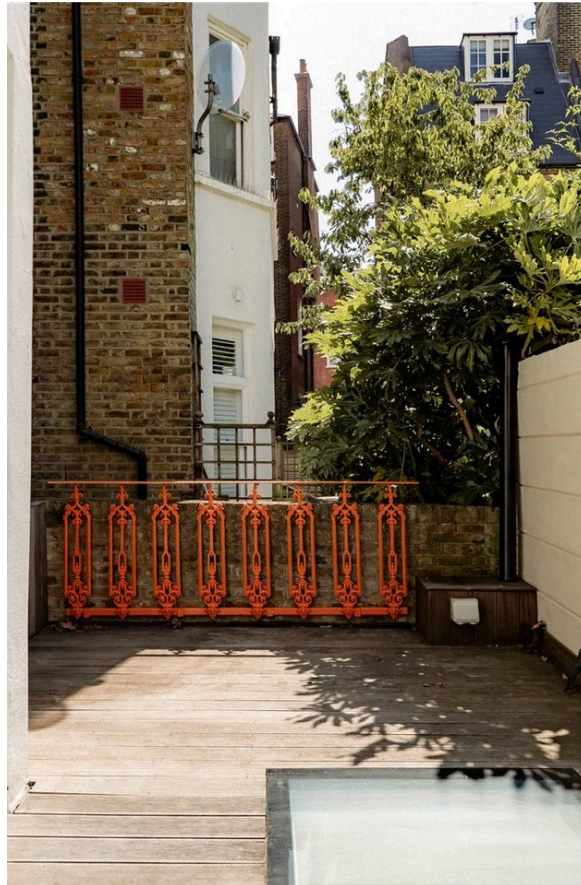
Draycott Avenue

£995 P/W

<div>BEDROOMS</div> <div>2</div>	<div>INTERNAL</div> <div>853 <small>SQ FT</small></div> <div>79 <small>SQM</small></div>	<div>OUTDOOR</div> <div>177 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Unfurnished</div>
<div>BATHROOMS</div> <div>2</div>		<div>EPC</div> <div>C</div>	<div>COUNCIL TAX</div> <div>RBKC, G</div>

The Property

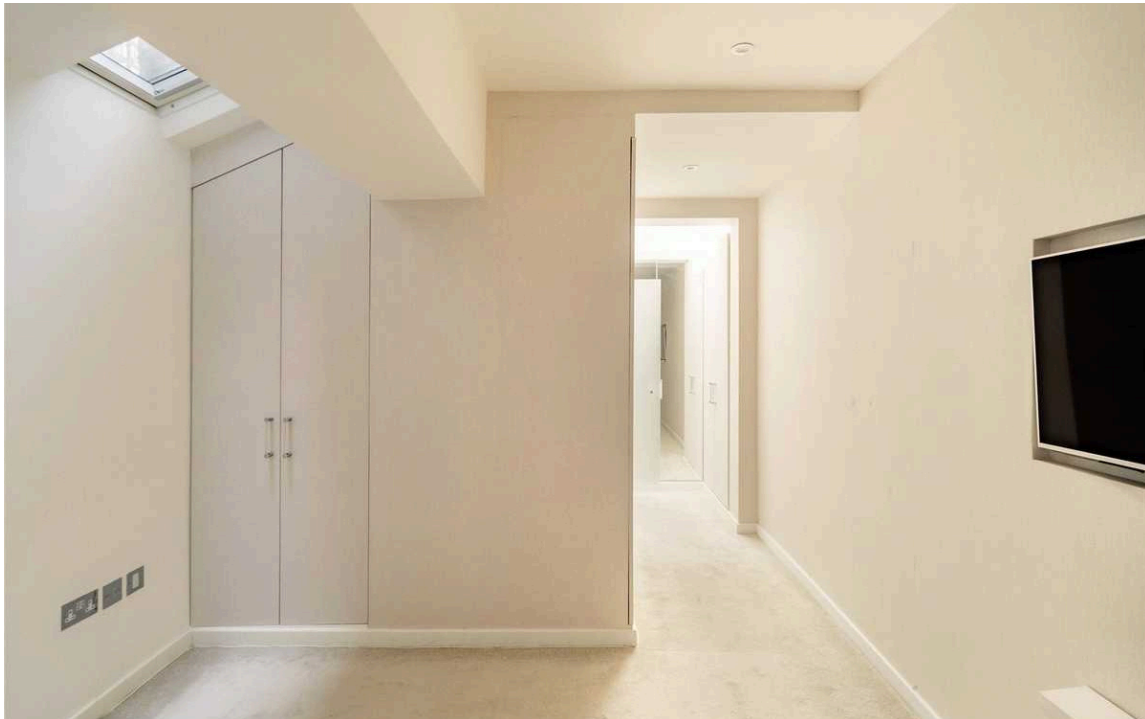
Stepping into the flat on the ground floor, you are welcomed by the large reception room with high ceilings, wooden floors and a west facing window, with French doors onto the private terrace. On this floor is also the second bathroom.





Indoor Spaces

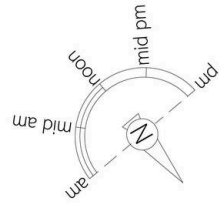
Downstairs are both the principal bedroom with an ensuite shower room, as well as the second bedroom. Both have in built storage. Additionally, the well equipped kitchen is on this floor.





The Neighbourhood

Draycott Avenue is located in the heart of Chelsea, 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. Pavilion Road is also close, with its village-like collection of independent boutiques and artisanal food shops.



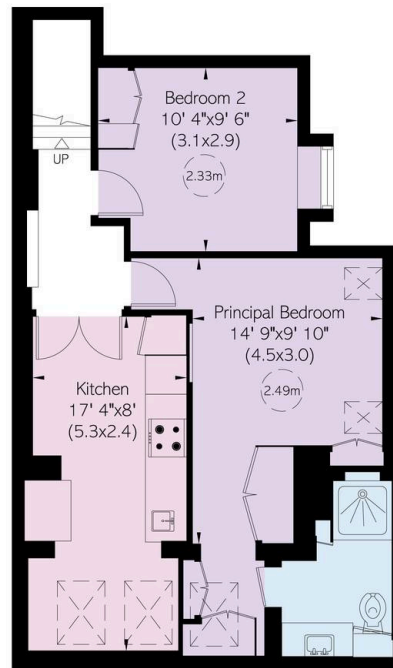
Draycott Avenue, SW₃

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Approximate Internal Area
853 sq ft/ 79 sq m

Outside Area
178 sq ft/ 17 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.



Lower Ground Floor



Ground Floor

**RUSSELL
SIMPSON**

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